



**St. Edmunds Cottage Chapel Lane, Farnsfield,
Newark, NG22 8JP**

Guide Price £410,000

Tel: 01636 816200

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Gorgeous Detached Character Cottage
- No Upward Chain
- Three Versatile Reception Rooms
- Three Good Size Bedrooms
- Gated Driveway, Large Double Garage/Workshop
- Approx. 1,830 Sq Ft
- Excellent Scope To Update
- Kitchen and Breakfast Room
- Family Bathroom, Modern En-Suite
- Mature And Well Stocked Gardens

An excellent opportunity for buyers to purchase this gorgeous detached cottage, occupying a prime and mature plot in the heart of Farnsfield and offered to the market with the advantage of no upward chain.

The property provides spacious accommodation extending to approximately 1,830 sq ft, brimming with charm and character throughout, whilst also offering excellent scope for buyers to update and potentially reconfigure to create a home tailored to their own tastes and requirements.

Entry is via a useful and welcoming front porch, leading through to a spacious dining room which in turn opens into a delightful dual-aspect sitting room overlooking the main garden. A third reception room provides further versatile living space and features a beamed ceiling, feature fireplace and French doors opening onto a pretty patio area.

The fitted kitchen is positioned to the rear of the property with a separate breakfast room off, whilst a useful ground floor W/C completes the accommodation to the ground floor.

To the first floor, arranged across two separate landings, are three well-proportioned bedrooms and the family bathroom. The generous principal bedroom also benefits from a modern en-suite shower room.

Without doubt, one of the property's standout features is the superb mature plot. Double gates lead onto extensive off-street driveway parking, which in turn gives access to a large double garage/workshop. The attractive gardens are beautifully stocked and established, incorporating generous lawned areas together with sizeable cobbled patio seating areas ideal for entertaining and enjoying the setting.

Properties of this nature, position and potential rarely remain available for long and, with the added benefit of no upward chain, early viewing is highly recommended.

ACCOMMODATION

A solid timber entrance door opens into a useful entrance porch.

ENTRANCE PORCH

With a central heating radiator, Yorkshire sliding sash window to the side, and glazed door into the entrance hall.

ENTRANCE HALL

The hall has a spindled staircase to the first floor and opens into the dining room.

DINING ROOM

The dining room is a well-proportioned reception room with a central heating radiator, ceiling

beam, single-glazed Yorkshire sash window to the front, and a built-in cupboard with shelving to the alcove. A glazed door leads into the sitting room.

SITTING ROOM

The sitting room is a spacious dual-aspect room with windows to the front and side, ceiling beams, two central heating radiators, and a chimney breast housing a floor-standing gas fire.

LOUNGE

The lounge is another well-proportioned reception room with UPVC double-glazed French doors to the outside, a UPVC double-glazed obscured window to the side, central heating radiator, attractive ceiling beams, and a feature inglenook-style fireplace housing a floor-standing gas fire. There is built-in cabinetry to both alcoves, a latch-and-brace door to an under-stairs storage cupboard, and another latch-and-brace door into the kitchen.

KITCHEN

The kitchen is fitted with a range of base and wall cabinets and has exposed ceiling beams, UPVC double-glazed obscured windows to the side, a stainless steel single drainer sink, a Bosch built-in high-level double oven, a Neff five-ring gas hob with extractor hood over, and space for further appliances including plumbing for a washing machine.

A step leads into the breakfast room.

BREAKFAST ROOM

Having a central heating radiator, space for appliances, a UPVC double-glazed window and door to the outside, two built-in floor-to-ceiling storage cupboards, and a door to the ground floor cloakroom.

CLOAKROOM

The cloakroom is fitted with a two-piece suite comprising a toilet and corner wash basin, with a central heating radiator and UPVC double-glazed obscured window.

FIRST FLOOR LANDING

To the first floor, there is a mid-landing with two separate flights of stairs leading to two landings. Landing one has a central heating radiator and a door into bedroom one

BEDROOM ONE

Bedroom one is a good-sized dual-aspect double bedroom with single-glazed Yorkshire sash windows to the front and side, two central heating radiators, and a range of fitted wardrobes.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a modern three-piece suite comprising a back-to-wall toilet, floating vanity wash basin with mixer tap and drawer below, and a low-profile shower enclosure with fixed glazed screen, mains-fed rainfall shower and additional spray hose. There is also a towel radiator, fully tiled walls, tiled flooring, and a UPVC double-glazed obscured window.

LANDING TWO

Landing two has a central heating radiator, a single-glazed sliding Yorkshire sash window, and doors to the inner hallway and bedroom two.

BEDROOM TWO

Bedroom two is a double bedroom with central heating radiator, single-glazed sliding Yorkshire sash window to the front, and a range of fitted wardrobes.

INNER HALLWAY

The inner hallway gives access to bedroom three and the bathroom.

BEDROOM THREE

Bedroom three has a central heating radiator, single-glazed Yorkshire sash window to the front, a floor-to-ceiling cupboard with shelving, and a double wardrobe with hanging rail and shelving.

BATHROOM

The bathroom is fitted with a three-piece suite comprising a panel-sided bath, toilet and wash basin with mixer tap. There is a shower over the bath with glazed shower screen, central heating radiator, access hatch to the roof space, one UPVC double-glazed and one single-glazed obscured window, and an airing cupboard housing a foam-insulated hot water cylinder with slatted shelving for storage.

PARKING & GARAGING

Outside, the property has driveway parking for several cars and a large double garage/workshop.

GARDENS

The gardens are delightful and established, enclosed mainly by brick walling, and feature a good-sized patio wrapping around the front and side of the property. This leads onto a level shaped lawn with established beds and borders, with access down onto the driveway.

COUNCIL TAX

The property is registered as council tax band F.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the

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Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
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<https://www.gov.uk/search-register-planning-decisions>



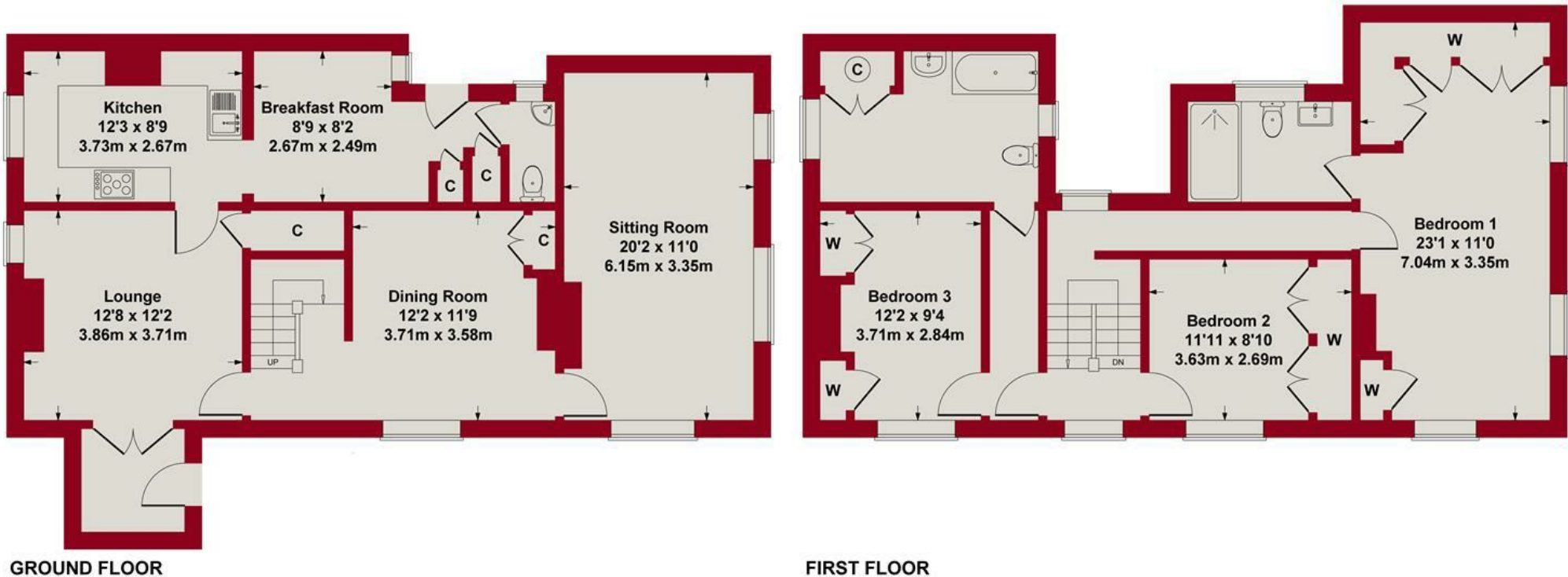








Approximate Gross Internal Area
1718 sq ft - 159 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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