

**JF**

**Jonathan Fitzpatrick**

VILLAGE & COUNTRY HOMES



White Post Cottage Mansfield Road Farnsfield NG22 8HX

Guide £595,000 - £650,000 Freehold

**S**et on the outskirts of the highly regarded village of Farnsfield, this substantial five/six bedroom, detached residence occupies a generous plot of approximately 0.65 acres and presents a rare opportunity for transformation. Now requiring refurbishment throughout, the property offers a blank canvas for those seeking to create a bespoke family home in a convenient, semi-rural setting. Equally, the scale of the plot and existing footprint, provide clear potential for redevelopment or reconfiguration, subject to the necessary planning consents.

The existing accommodation is complemented by an excellent selection of outbuildings, including stables, tack rooms, and two garages—making it particularly attractive for equestrian use, lifestyle buyers, or those looking to maximise the site's future value. Accessed via an in-and-out driveway, the property enjoys a strong sense of arrival and flexibility, with ample parking and circulation space. Opportunities of this nature—combining location, land, and genuine scope—are increasingly rare. Whether you are an individual looking to create a long-term home, or a developer seeking a rewarding project, this is a property with significant upside and undeniable potential. Viewing appointments now being booked, subject to buyer status.

*Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis, cricket and bowls club and a plethora of countryside walks including the Southwell Trail nature reserve.*

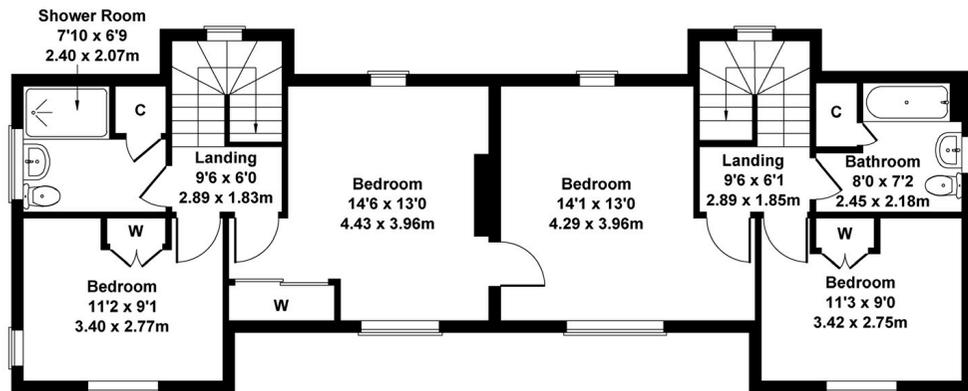




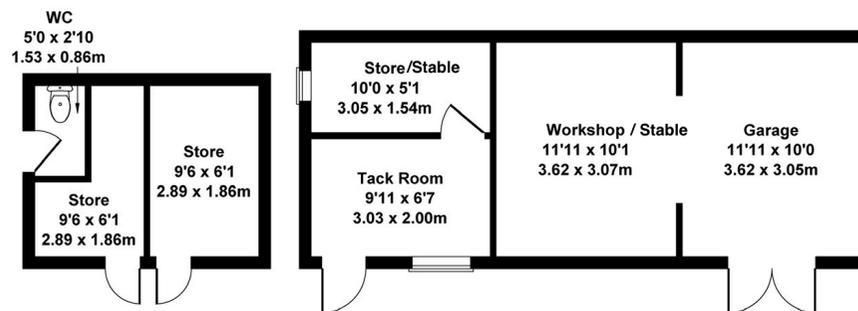


# White Post Cottage, Farnsfield, Newark, NG22 8HX

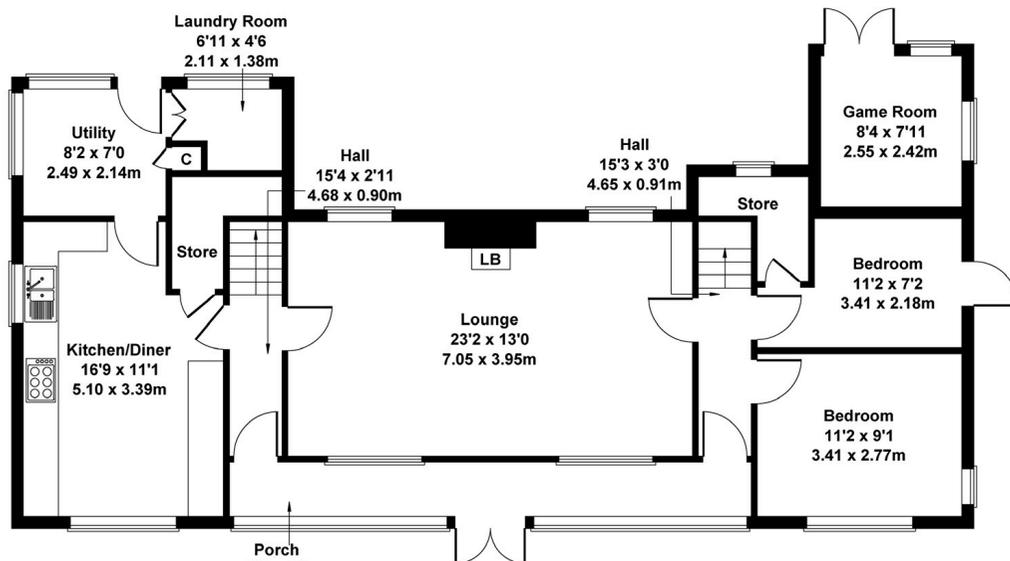
Approximate Gross Internal Area  
2809 sq ft - 261 sq m



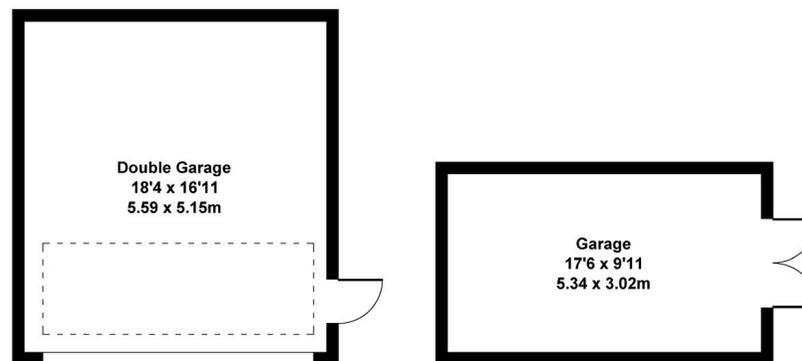
FIRST FLOOR



OUTBUILDINGS

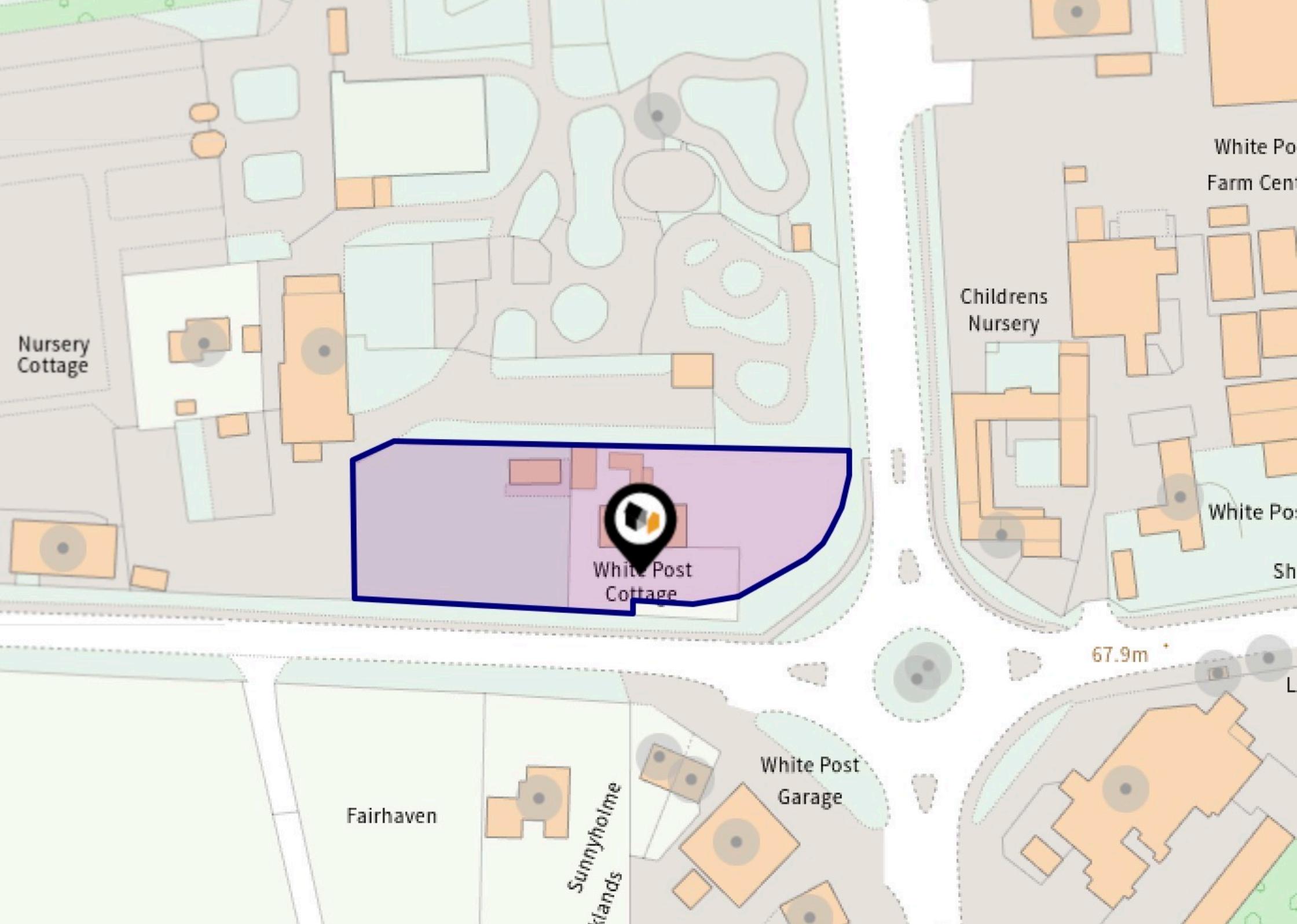


GROUND FLOOR



GARAGE

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Nursery Cottage



White Post Cottage

Childrens Nursery

White Post Farm Centre

White Post

Sh

67.9m

Fairhaven

Sunnyholme  
Hilllands

White Post Garage

Council tax band G  
Gas central heating  
All mains services

Newark Northgate Train Station to London  
King Cross - approximately 15 miles

Main Office **01623 392676**  
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

64 Main Street Farnsfield NG22 8EF

Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes

White Post Cottage White Post Farnsfield NEWARK NG22 8HX		Energy rating <b>D</b>
Valid until <b>6 February 2036</b>	Certificate number <b>1800-2861-0122-2503-3263</b>	