

Windmill Farm | Forest Road | Oxton | NG25 0SZ

£430,000

FENTON JONES

Key features

- Exciting renovation opportunity
- Period Farmhouse in the rural village of Oxton
- Full of charm and personality
- Beautiful south facing garden
- Garage, car port and store room
- Bordering open countryside
- No upward chain









Description

It's not simply a renovation; it's a transformation. Have you been dreaming of finding somewhere you can truly make your own? A chance to dream boldly, to create something deeply personal and to shape a space that reflects the past and your vision of the future. Here, creativity becomes your greatest tool and every choice becomes part of a new chapter.

In the picturesque rural village of Oxton stands a house that feels like a forgotten story waiting to be told again. Time has softened its edges, it's paint has faded and the walls wear their years openly but beneath it lies something else: character, history and a magic waiting to be rediscovered.

This is a home that asks you to see not what it is, but what it could be. Sitting in a beautiful South facing plot, surrounded by rolling open countryside you can imagine evenings on the sun drenched patio and family gatherings on the lawn with laughter drifting over the fields, memories being made.

Full of potential and possibility: the generous downstairs layout gives you plenty of freedom to reshape the space to suit your lifestyle with the garage, car port and barn store adding even more flexibility. Upstairs, there are currently three bedrooms and a bathroom, with scope to extend to the side (subject to planning) if you'd like to create additional space.

But this is not a house for the faint-hearted; it asks for imagination and courage however for those who see beauty in imperfection, who feel inspired by the idea of bringing something old back to life, this house offers more than bricks and mortar. It offers a place where history and possibility meet, and where your vision can finally come to life.

Frontage
To the front there is parking for several cards and a double car port measuring 6.1m x 4.8m. There are also double doors through to the single garage (4.6m x 2.7m).

The property has access to the driveway however ownership will remain with the current vendor so that they can retain access to their farm buildings and land.

Hallway
8'2" x 3'3"
The front door opens into the hallway which has a tiled floor that leads through to the living room and a door to the kitchen.

Living room
20'0" x 10'2"
A good sized room with characterful beamed ceiling and windows to the front and side. There is a fireplace with a stone hearth, log burner and stone lintel.

Off the living room is a rear hall with doors to the sitting room and stairs up to the first floor.

Sitting room
12'5" x 11'1"
This room has French doors opening onto the garden as well as fireplace with stone hearth. With a quirky triangle shaped window looking out to the garden. There is a large under stairs cupboard which houses the electric meter and fuse board.

Kitchen
12'1" x 11'5"
With beamed ceiling and rustic inglenook fireplace which houses the oil fired Aga. It is a solid wood kitchen with a Belfast sink underneath a window overlooking the garden.

Nook
8'6" x4'11"
A cosy seating nook accessed down a step off the kitchen.

Dining room
11'9" x 10'5"
Accessed via an archway off the kitchen, this room has an original flagstone floor and a cathedral style high ceiling. With windows to front and rear of property and a door to the front.

Studio
20'4" (max) x 11'9"
This room has a cathedral style ceiling, flagstone flooring and a log burner. With door and window to the front of the property.









Shower room
7'10" x 5'2"
There is a shower cubicle, toilet and sink as well as a window to the front.

Store room
17'4" x 11'9"
A large store room that could potentially be converted to accommodation subject to planning.

Stairs to First Floor
Which lead up to the landing with a window to the rear and doors off to the bedrooms.

Bedroom 1
11'5" x 11'1"
This double bedroom has a fireplace and a window overlooking the garden.

Bedroom 2
11'5" x 11'1"
Double bedroom with windows to the front and rear of the property. With traditional cast iron fireplace.

Bedroom 3/ Dressing room
10'5" x 9'10"
With window to the side and door to the bathroom.

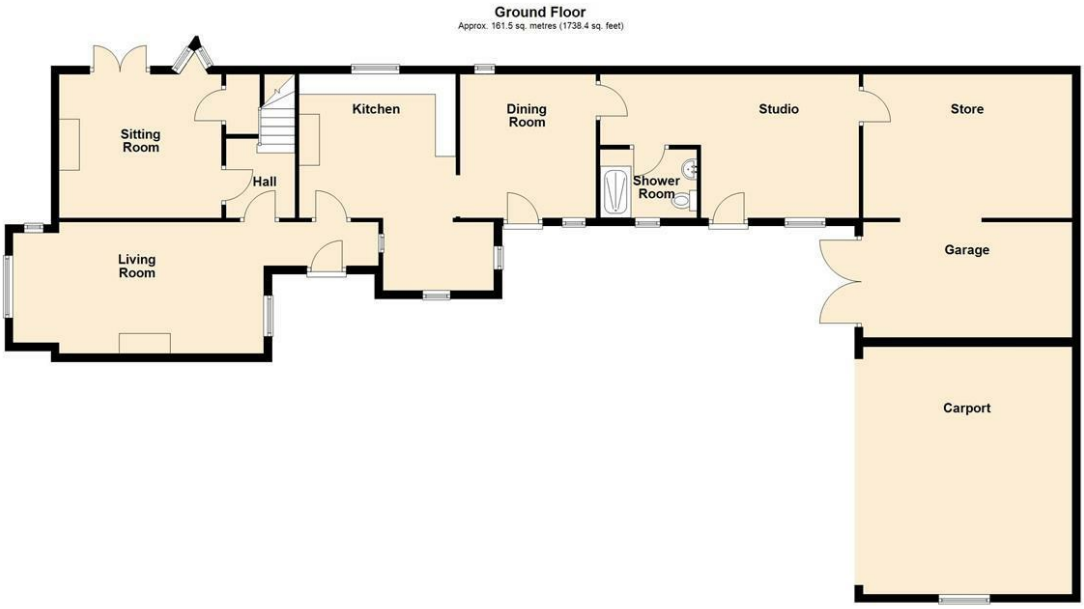
Bathroom
10'2" x 5'6"
Fitted with a bath, sink and toilet with a window to the side.

Garden
There is a large South facing garden to the rear and side of the property. The garden is mainly laid to lawn and bordered with established trees and shrubs. With beautiful open countryside beyond.

Garden overage & other information
The garden is subject to a 20-year overage agreement with Oxton Estates, entitling them to 30% of any increase in the value of the garden land if planning permission is granted for the construction of an additional dwelling. This is not applicable if the current dwelling is extended and or rebuilt into the garden, provided it remains as a single dwelling.
Oxton Estates will retain ownership of the driveway and Windmill Farm will have shared access.
Oil fired Aga
Electric heaters
Mains Water

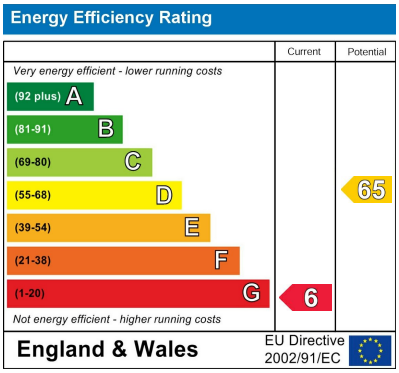
*NB Plot guidelines are not to scale. Boundaries are shown for illustrative purposes only and should not be relied upon as legal property boundaries.

Floor plans





Windmill Farm, Forest Road, Oxton



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