



## Tudor Farm, Low Street, Elston, Newark, NG23 5PA

**£725,000**

We are delighted to offer for sale 'Tudor Farm' which has been lovingly modernised and maintained by the present owner for nearly 20 years, offering a period former farmhouse with six bedrooms, delightful and private grounds and a potential building plot (subject to planning). Reluctantly the owner is selling and this is what the owner had to say, "Tudor Farm is a remarkable property with a rich history and beautiful surroundings and has a 'Historical Significance' built approximately 315 years ago making it one of the oldest properties in the village. The presence of a date stone and initials suggest a personal connection to its original owners. The home retains many of its original architectural characteristics which only adds to its charm and heritage. Set in a peaceful part of the village, the absence of traffic contributes to a tranquil living setting. The garden has been a serene haven, great for entertaining, whilst not being overlooked and maintains privacy. Only having one entrance through a gate which gives a sense of security. Overall, Tudor Farm is an exceptional house making it a lovely place to live and entertain. Having reached retirement age, it is now time to pass the baton onto the next caretaker of this lovely home so I can sail off and enjoy the rest of my retirement. I do hope that new homeowners that live in it after me will share the sense of happiness and sanctuary that I have".





#### SERVICES

All mains services available. Gas central heating.

EPC RATING – F.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Living in Elston village offers a unique charm, characterised by its peaceful atmosphere and strong sense of community. Residents value the family-oriented environment which ensures that both younger and older members of the community feel secure and supported. Numerous safe, traffic free walking paths surround the village, promoting an active lifestyle. Social activities are centralised around the thriving church, pub and school providing ample opportunities for interaction. Elston fosters a sense of belonging and residents take pride in warmly welcoming newcomers.





## ACCOMMODATION

### ENTRANCE HALL

With a glazed panelled door, tiled floor, stairs rising to the first floor landing, beamed ceiling and stairs down to the cellar and doors off to accommodation.

### CELLAR

With light.

### LOUNGE

13' 9" x 14' 9" (4.19m x 4.5m) Having multipaned glazed panelled window to the front and rear elevation, large feature Inglenook fireplace with brick hearth and lighting, beamed ceiling, wall lights and two radiators.

### DINING ROOM

10' 5" x 12' 2" (3.18m x 3.71m) With multipaned glazed panelled window to front elevation, feature fireplace with wooden mantle, beamed ceiling, radiator and wall lights.

### UTILITY ROOM

10' 7" x 15' 9" (3.23m x 4.8m) Steps down from the entrance hall, retaining the original 'Thrawls', space for washing machine, fridge freezer and further appliances, stainless steel single drainer sink unit, electric hob with extractor and space for microwave.

### BREAKFAST KITCHEN

10' 11" x 17' (3.33m x 5.18m) With a range of wall and floor mounted units with central Island offering additional cupboards and shelving and breakfast bar, splash tiling to worksurface with inset sink, glazed panelled window and glazed panelled stable door to the garden, tiled flooring, Leisure Range Cooker with extractor over, integrated fridge, freezer and dishwasher, central heating boiler, understairs storage cupboard and steps giving access to inner hall.

### BATHROOM

7' 11" x 8' 10" (2.41m x 2.69m) With double ended bath, waterfall taps, fully tiled surround and tiled floor, wash hand basin with waterfall taps, low level WC, walk-in shower with drench head and hand held shower and beamed ceiling.

### FAMILY ROOM

12' 6" x 24' 3" (3.81m x 7.39m) With two multipaned glazed panelled window to side elevation, two radiators, beamed ceiling, log burner with brick surround and hearth with wooden mantel and wall lighting.





Stairs from the Breakfast Kitchen leading to Bedroom 3.

**BEDROOM 3**

7' 9" x 15' 1" (2.36m x 4.6m) With multipaned glazed panelled window to front elevation and radiator.

**FIRST FLOOR LANDING**

With split staircase giving access to the first floor accommodation and stairs rising to the second floor accommodation.

**BEDROOM 2**

13' 5" x 15' 5" (4.09m x 4.7m) With multipaned glazed panelled window to front and rear elevation, two radiators, beamed ceiling and wall lights.



**EN-SUITE**

7' 10" x 3' 9" (2.39m x 1.14m) With suite comprising of shower, pedestal wash hand basin, low level WC, wall lights and window to the rear elevation.

**SHOWER ROOM**

6' 7" x 4' 10" (2.01m x 1.47m) With shower, tiled flooring, low level WC, wash hand basin with vanity storage beneath, multipaned glazed panelled window to the rear and radiator.

**BEDROOM 4**

9' 9" x 7' 7" (2.97m x 2.31m) With window to front elevation, beamed ceiling, radiator and double wardrobe.



**BEDROOM 5**

7' 10" x 7' 5" (2.39m x 2.26m) With window to rear elevation, double wardrobe and radiator.

**SECOND FLOOR LANDING**

**MASTER BEDROOM**

16' 10" x 11' 10" (5.13m x 3.61m) With picture window offering views down Low Street with a radiator and beamed ceiling.

**BEDROOM 6/DRESSING ROOM/EN-SUITE**

14' 4" x 10' (4.37m x 3.05m) (Currently being used as a dressing room) With beamed ceiling and picture window to side elevation.



**COURTYARD GARDEN**

There is a brick side boundary wall and gate giving access to the private enclosed courtyard garden with a lawned area, external lighting, flower/shrub, borders and beds, circular cobbled area with lawned surround, further brick boundary wall with steps leading off to a private block paved raised patio area with a block paved pathway which leads to a outbuilding and in turn leads to a further private garden with fence and hedge boundary, flowers/shrub, borders and beds, sleeper seating offering private seating area with Flagstone patio which leads to the rear block paved driveway and a gravelled hardstanding area for three/four cars.



## OUTHOUSE

9' 1" x 12' 5" (2.77m x 3.78m) With light, power and a window to the rear elevation.

## DOUBLE GARAGE

16' 5" x 16' 2" (5m x 4.93m) With two up and over doors, light and power, eaves storage, side door and window.

## NOTE

The private garden area and garage offer potential for a building plot (subject to the necessary planning permissions).

## WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

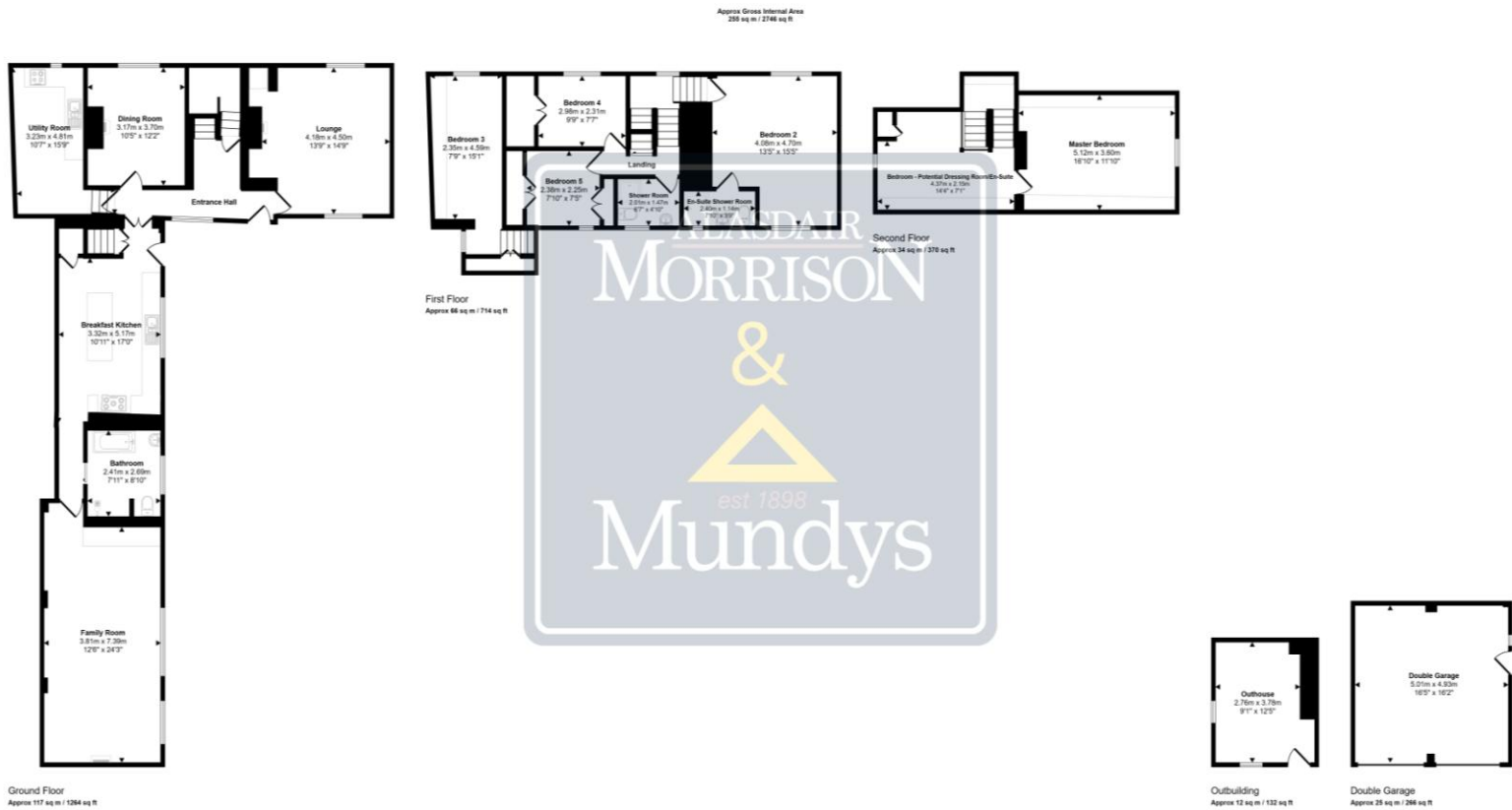
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representative only and may not look like the real items. Made with Magic Drawings 360.

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