



Old Hall Farmhouse Eakring Road, Kneesall,
Newark, NG22 0AG

O.I.R.O £550,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

Old Hall Farmhouse comprises an important Grade II* Listed former country house providing family sized four bedroomed accommodation with delightful gardens and a paddock, in all extending to 1.548 acre or thereabouts.

Described as a Hunting Lodge, now a Farmhouse circa 1525, the property is re-roofed and possibly reduced by a storey during the 19th Century. The elevations are red brick, partly rendered and the 19th Century rear wings have slab tiled roof. The building features moulded terracotta dressing, a single ridge gable, side wall and chimney stacks. The main east front has what is described as a Tudor arched doorway with moulded terracotta architrave inposts and hood mould flanked by 20th Century casements.

The house stands prominently on rising ground within the frontage, vehicular access from Eakring Road and planning permission granted for a 2 bay car port and covered store within the grounds, set back close to the west garden boundary.

The accommodation in summary provides on the ground floor; reception hall, cloakroom, drawing room, dining room, farmhouse kitchen and utility room. There are steps down to a basement cellar.

The first floor provides 4 bedrooms, family bathroom and shower room. Central heating is oil fired with an external boiler.

Kneesall is an attractive village set in rolling Nottinghamshire countryside midway Newark 10 miles, Mansfield 10 miles. The village has an excellent range of amenities including Kneesall C of E Primary School, private Nursery (Country Kids), a very attractive popular Cafe (The Haybarn), and an excellent Indian Restaurant. The Church of St Bartholomew is a focal point of the village with community space. Conveniently located geographically for access to the A1 and M1 trunk roads, providing excellent communications, also the main East Coast Railway service from Newark Northgate to London King's Cross with journey times of just over 75 minutes.

The property provides the following accommodation in more detail:-

GROUND FLOOR

ENTRANCE PORCH

With quarry tiled floor.

RECEPTION HALL

13'9 x 7'4 (4.19m x 2.24m)

Exposed beam, cupboard under the stairs. Radiator.

CLOAKROOM



With low suite WC and washbasin.

DRAWING ROOM

28'10 x 18'7 (8.79m x 5.66m)



Partially divided. This fine room features stone mullion windows (north elevation), wood casements and crittall windows, two stone mullion windows also in the east elevation. Fireplace and stove, 4 radiators. Hatch and steps to a basement cellar.



FRONT ENTRANCE LOBBY



With oak ledged and braced door.

DINING ROOM

17'9 x 9'4 (5.41m x 2.84m)



With shuttered window, radiator, wood boarded floor.

FARMHOUSE KITCHEN

16'2 x 15'4 (4.93m x 4.67m)



Twin AGA cooking range and stainless steel hood, quarry tiled floor, base cupboards, working surfaces incorporating a Belfast sink. A range of tall cupboards, kitchen table, double panelled radiator, stable rear entrance door, shuttered window.

UTILITY ROOM

9' x 5'7 (2.74m x 1.70m)

Belfast sink, working surface, wall cupboard.

FIRST FLOOR

A staircase rises from the Reception Hall to the first floor landing.

BEDROOM ONE

18' x 17'4 (5.49m x 5.28m)



East and North Mullion windows, also in the west elevation.



BEDROOM TWO (EAST)

14'9 x 11'1 (4.50m x 3.38m)



Hob type fireplace, double panelled radiator, door to a narrow staircase which rises to the roof space.

BEDROOM THREE (EAST)

18' x 9'8 (5.49m x 2.95m)

Hob type fireplace, radiator, shuttered window, built-in cupboard.

There is a flight of four steps down from the Inner Landing to a corridor with built-in cupboard.

BEDROOM FOUR

13'10 x 11'8 (4.22m x 3.56m)



Dual aspect, west and south. Wood boarded floor, double panelled radiator.

SHOWER ROOM

8'5 x 8'6 (2.57m x 2.59m)



Shower cubicle, pedestal basin, bath and close coupled WC.

BATHROOM

8'6 x 4' (2.59m x 1.22m)



Bath, basin with washstand, low suite WC, built-in cupboard, radiator.

OUTSIDE



There is a vehicular access and gravelled area. A raised fish pond and well.

The garden contains a variety of trees and shrubs. Outside water tap.

REAR VIEW OF THE PROPERTY





INTEGRAL CLOSET



STORE SHED

GARDEN STORE

BOILER ROOM

With Grant oil fired central heating boiler and hot water cylinder. Steel and PVC oil storage tanks.

DOG KENNEL

Brick and pan tile construction.

PADDOCK



SERVICES

Mains water and electricity are connected to the property.

Drainage is by means of a septic tank.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

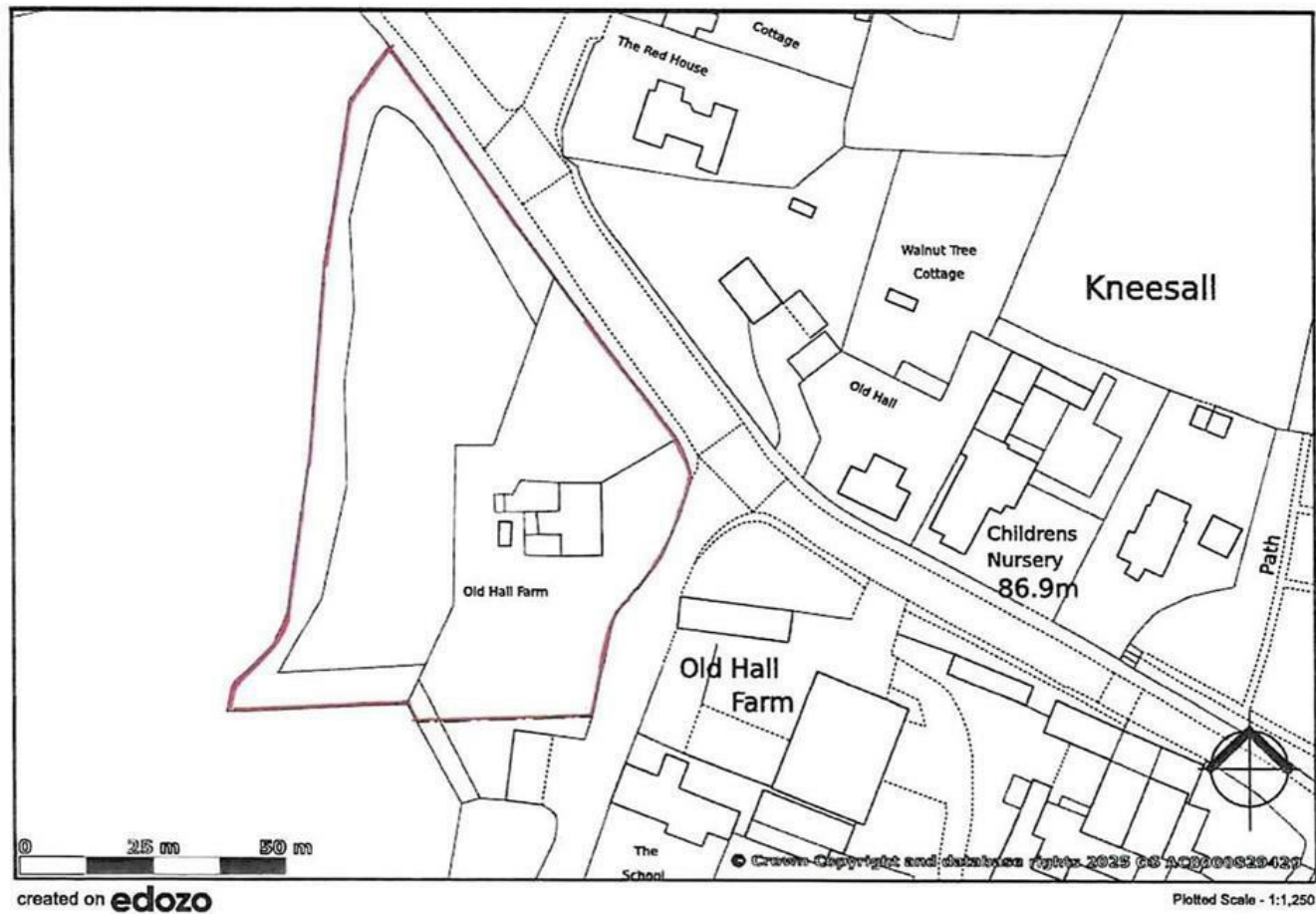
VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

Tax Band E under Newark and Sherwood District Council.

Old Hall Farm, Main Street, Kneesall, Newark, NG22 0AD



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

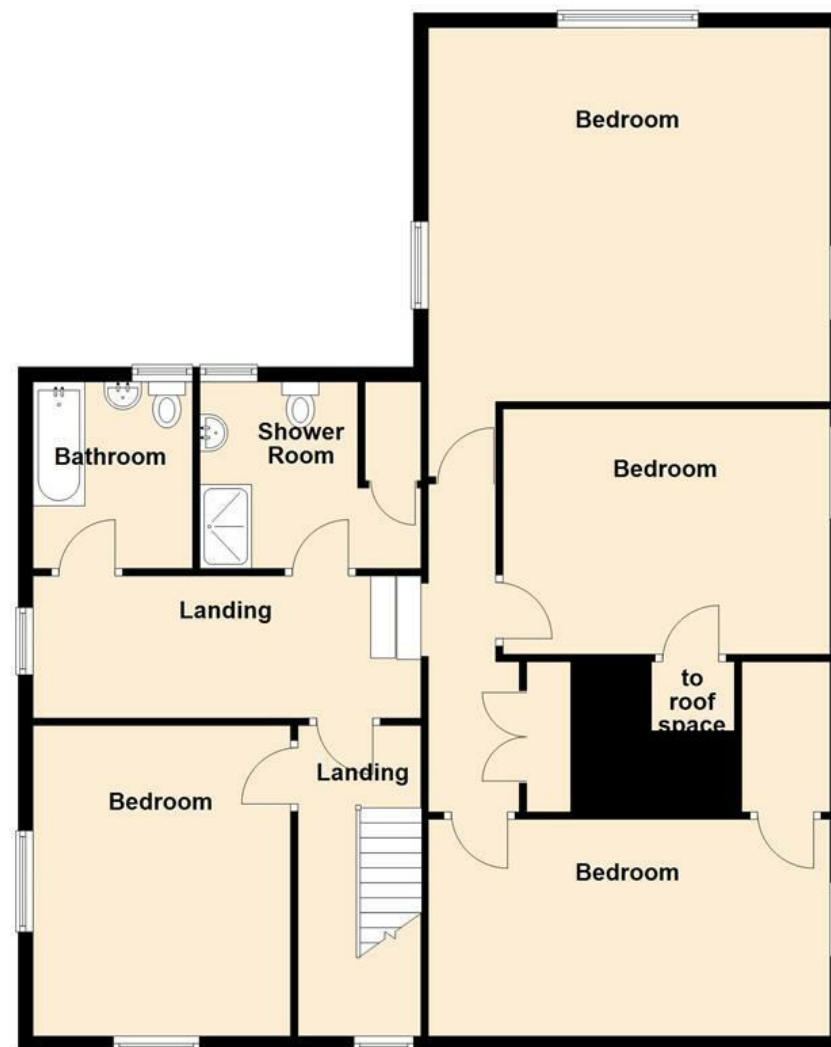
Ground Floor

Approx. 125.0 sq. metres (1345.0 sq. feet)



First Floor

Approx. 121.9 sq. metres (1311.7 sq. feet)





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		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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