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NG22 8EF



**‘The Stables’ Hopyard Farm Wood Lane Kersall NG22 0BJ**

**£299,950 Freehold**

# A unique 3 bedroom home in an idyllic rural location



Situated in the charming rural hamlet of Kersall, this 3-bedroom, 2-reception link-detached home offers a rare opportunity to create a bespoke countryside retreat. Surrounded by open fields and unspoiled scenery, the property is ready for a new owner to unlock its full potential. Now in need of some cosmetic updating, it presents the ideal canvas to modernise to your

own taste, add value, and shape a home that truly reflects your lifestyle. The existing layout includes a breakfast kitchen, lounge, dining room, and a convenient downstairs wet room, while upstairs provides three well-proportioned bedrooms and a family bathroom. Outside, the property features a courtyard garden to the rear, plus generous front and side gardens with off-road parking – perfect for redesigning into a private haven. Kersall itself is a tranquil village, set just 8.5 miles north of historic Southwell and 9 miles from Newark, where you'll find direct rail connections to London King's Cross. Offered with no upward chain, this is an exceptional chance to secure a property with huge scope in a truly idyllic countryside location. Viewing is strongly recommended.

**£299,950 Freehold - Council Tax Band E - (under review)**

Oil central heating / double glazing / Flood risk - Low

Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes.

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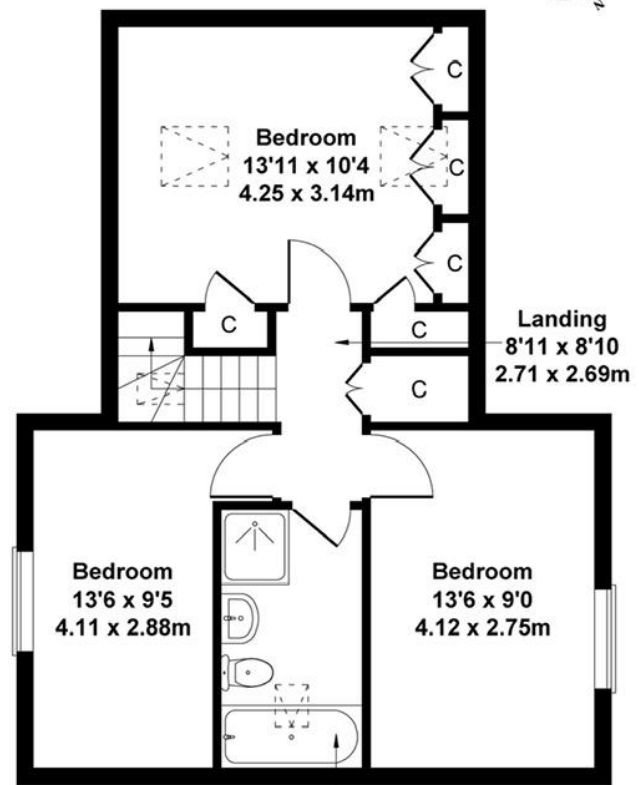
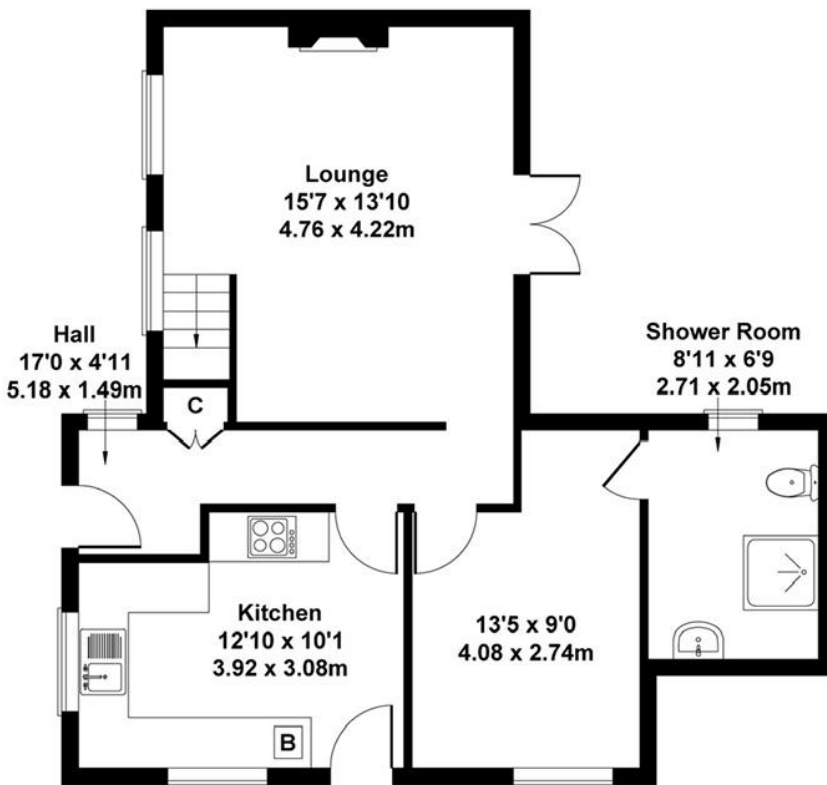


# Energy performance certificate (EPC)

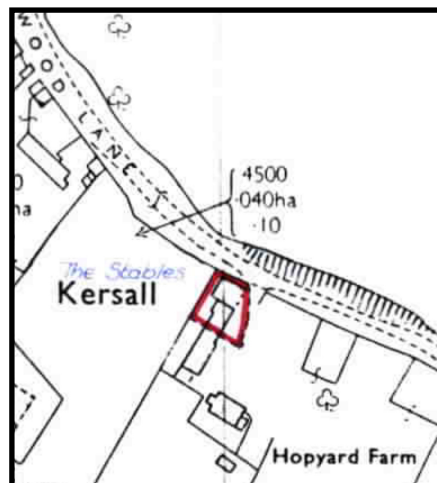
The Stables Hopyard Farm Kersall NEWARK NG22 0BJ	Energy rating <b>F</b>	Valid until:	29 April 2035
		Certificate number:	0340-2407-2440-2625-3945

# The Stables, Hopyard Farm, Kersall, NG22 0BJ

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements