



Meadow Farm Main Street, Syerston,
Nottinghamshire, NG23 5NE

£1,350,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Detached Home
- Accommodation Approaching 2,800 Sq.Ft.
- 4 Bath/Shower Rooms
- Electric Gated Access & Triple Garage
- Stunning Dining Kitchen
- Plot Extending To Approx. 2.5 Acres
- 6 Bedrooms 3 Receptions
- Modern Fixtures & Fittings
- Approx. 1.5 Acre Paddock & Stables
- Formal Gardens in Excess of 0.75 Acre

A rare opportunity to purchase a truly individual detached, beautifully presented home, situated on the fringes of this small hamlet and occupying a substantial plot which extends to approximately 2.5 acres.

The property offers a versatile level of internal accommodation spanning 3 floors, approaching 2,800 sq.ft., boasting up to 6 bedrooms, 4 bath/shower rooms, 3 main receptions to the ground floor and a stunning dining kitchen.

The property is tastefully presented throughout and has seen a thoughtful programme of renovation combining both traditional and contemporary elements with attractive decoration throughout and underfloor heating to the ground floor, all creating a truly stunning and individual home.

The property boasts and enviable plot with a considerable gated driveway providing a fantastic level of off road parking, a purpose built treble garage providing secure parking or workshop space and formal gardens surrounding the house extending to approximately 0.77 of an acre. The property would be perfect for those with an equine bias, benefitting from its own level paddock to the westerly side which extends to in excess of 1.56 acres and encompassing well maintained stables and tack room.

Overall this is a truly stunning, individual, detached home well placed for commuting to the nearby market town of Newark or the city of Nottingham with excellent road links further afield with ease of access to the A1 and M1. Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

SYERSTON

Syerston lies just off the A46 part way between the market towns of Bingham and Newark where there are facilities including shopping and schools, doctors and dentists and from Newark there is a high speed train to London in just over an hour. The adjacent village of Flintham has an "outstanding" primary school as well as public house and community shop. The village is ideal for commuting with good road access to the A52, A1 and M1.

AN ATTRACTIVE PERIOD STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

18'5" x 13'3" into stairwell (5.61m x 4.04m into stairwell)

A well proportioned initial entrance vestibule having spindle balustrade turning staircase rising to the first floor with useful under stairs storage cupboard beneath and oak period style doors leading to:

SITTING/DINING ROOM

20'9" x 24'3" max (6.32m x 7.39m max)

A light and airy L shaped reception flooded with light benefitting from sash windows to two elevations and French doors leading out in the garden; LVT flooring, secondary door returning to the initial hallway and a further door into:

SNUG

16'10" x 13'11" (5.13m x 4.24m)

A well proportioned light and airy reception again benefitting from a dual aspect with sash window to the side and French doors leading out onto the rear terrace; focal point to the room is an exposed brick fireplace with brick hearth, timber mantel over and inset solid fuel stove; continuation of LVT flooring.

DINING KITCHEN

22'3" x 17'9" max (6.78m x 5.41m max)

A well proportioned L shaped room flooded with light having central sky lantern, additional windows to two elevations and French doors leading out onto the rear terrace. The kitchen is beautifully appointed with a heritage style kitchen with marble preparation surfaces including central island unit providing an additional working area; full height integrated dresser unit and glazed display cabinets; integrated appliances include wine cooler, fan assisted oven, dishwasher and Lofra gas and electric range with chimney hood over; undermounted sink with swan neck mixer tap and marble upstands and a useful shelved pantry.

Returning to the initial entrance hall further doors lead to:

UTILITY ROOM

11'2" x 6'11" (3.40m x 2.11m)

Tastefully appointed with an excellent of integrated storage with low level base and wall units and full height larder unit/cloaks cupboard; granite effect preparation surface, undermounted sink unit with mixer tap, cloaks hanging space and exterior door into the garden.

GROUND FLOOR CLOAK ROOM

6'10" x 5'9" (2.08m x 1.75m)

Tastefully appointed with a traditional suite comprising high flush WC and oak vanity unit with inset Imperial washbasin with tiled splash backs; sash window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a dual aspect with windows to both the front and side, useful under stairs storage cupboard and, in turn, further oak doors leading to:

PRINCIPAL SUITE

A fantastic suite which comprises a generous initial walk through dressing area, ensuite facilities and double bedroom with a dual aspect overlooking the gardens and paddock. This area provides around 350 sq.ft. of floor area.

INITIAL DRESSING AREA

12' x 11'4" into wardrobes (3.66m x 3.45m into wardrobes)

Having built in wardrobes with full height sliding mirrored door fronts, sash window to the side and an open doorway leading through into:

PRINCIPAL BEDROOM

16'11" x 13'5" (including ensuite) (5.16m x 4.09m (including ensuite))

A well proportioned double bedroom having a dual aspect with sash windows to the side and rear and a further door leading to:

ENSUITE SHOWER ROOM

9' x 6'5" (2.74m x 1.96m)

Beautifully appointed with a contemporary suite comprising large double length shower enclosure with glass screen and wall mounted Mira digital shower control with ceiling mounted rose, vanity unit providing a good level of storage, WC with concealed cistern and vanity surface over with inset washbasin with brushed metal mixer tap; fully tiled walls, contemporary towel radiator and window to the side.

BEDROOM 2

10'10" x 10'6" (3.30m x 3.20m)

A double bedroom with aspect to the front, built in wardrobes and attractive exposed floor boards.

BEDROOM 3

16' into alcove x 10'4" (4.88m into alcove x 3.15m)

A further well proportioned double bedroom with aspect to the front, two sash windows and exposed floor boards.

BEDROOM 4

10'4" x 9'5" (3.15m x 2.87m)

A further double bedroom with aspect to the rear and exposed floor boards.

SHOWER ROOM

10'5" x 6' (3.18m x 1.83m)

Tastefully appointed with a modernised suite comprising double width shower enclosure with glass screen, Aqualisa digital shower mixer and rose over; integrated vanity unit providing a good level of storage, marble surface over and inset washbasin; WC with concealed cistern;

Travertine style tiled floor, contemporary towel radiator and window overlooking the rear garden.

BATHROOM

10'6" x 6'10" (3.20m x 2.08m)

Tastefully appointed with a modern suite with traditional elements comprising panelled bath with centrally mounted tap and marble splash backs, vanity unit with marble surface over and inset washbasin with chrome mixer tap and marble upstands, WC with concealed cistern; Travertine style tiled floor, contemporary towel radiator, built in airing cupboard and sash window overlooking the rear garden.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO:

SECOND FLOOR LANDING

9' x 8'4" (2.74m x 2.54m)

An initial L shaped landing area having built in cupboard, part pitched ceiling, access to under eaves and further doors leading to:

BEDROOM 5

11'7" x 10'11" (3.53m x 3.33m)

A well proportioned double bedroom with a delightful aspect across the property's paddock at the side; integrated wardrobes and storage cupboards and access to under eaves.

BEDROOM 6/STUDY

12'3" x 11' (3.73m x 3.35m)

Potentially a further double bedroom currently utilised as a second floor office having pitched ceilings and window to the side.

SHOWER ROOM

8'10" x 5'4" (2.69m x 1.63m)

Tastefully appointed with a contemporary suite, comprising, shower enclosure with glass screen and wall mounted shower mixer with handset over. Large vanity unit, providing useful storage and inset wash basin over, close coupled w.c., attractive tiling and part pitched ceiling with inset skylight.

EXTERIOR

One of the main attributes of this attractive individual home is it's stunning plot which extends to approximately 2.5 acres in total, the more formal area of the plot extending to in excess of 0.75 of an acre with considerable parking and formal gardens and, to the westerly side, in the region of 1.6 acres of level paddock which encompasses two 12' x 12' stables, tack room and hay barn. The more formal area of the plot extends to in excess of 1.75 of an acre The property is approached via an established hedged frontage with electric gate access onto a considerable granite chipping driveway which provides an abundance of off road parking. The remainder of this area is laid to lawn with established borders well stocked with a range of trees and shrubs and encompasses a pretty brick and pantiled outbuilding which

provides useful storage. A recently constructed garage block (which will be finished prior to exchange) is perfect for the car enthusiast providing over 1,000 sq.ft. of floor area with a three bay garage with triple electric up and over sectional doors, power and light, pitched roof with exposed trusses and inset skylights providing secure garaging or workshop space. A wrought iron gate gives access onto a side courtyard with paved terracing and access into a former outbuilding which has been converted to provide additional utility/storage space. This pathway then continues into the rear garden which provides a delightful secluded outdoor space mainly laid to lawn with an additional meadow area at the foot with a range of fruit trees immediately to the rear of the property which links back into both the kitchen and snug; an attractive raised terrace with timber pergola, well stocked established borders creating a delightful outdoor entertaining space.

UTILITY/STORAGE SPACE

15'11" x 11'9" (4.85m x 3.58m)

Having plumbing for washing machine, space for further free standing appliances, power and light and pitched roof.

COUNCIL TAX BAND

Newark & Sherwood District Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The garage rendering will be completed prior to sale and will complement the finish of the main house (some of the images of the garage, are CGI to reflect the finished elevations).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



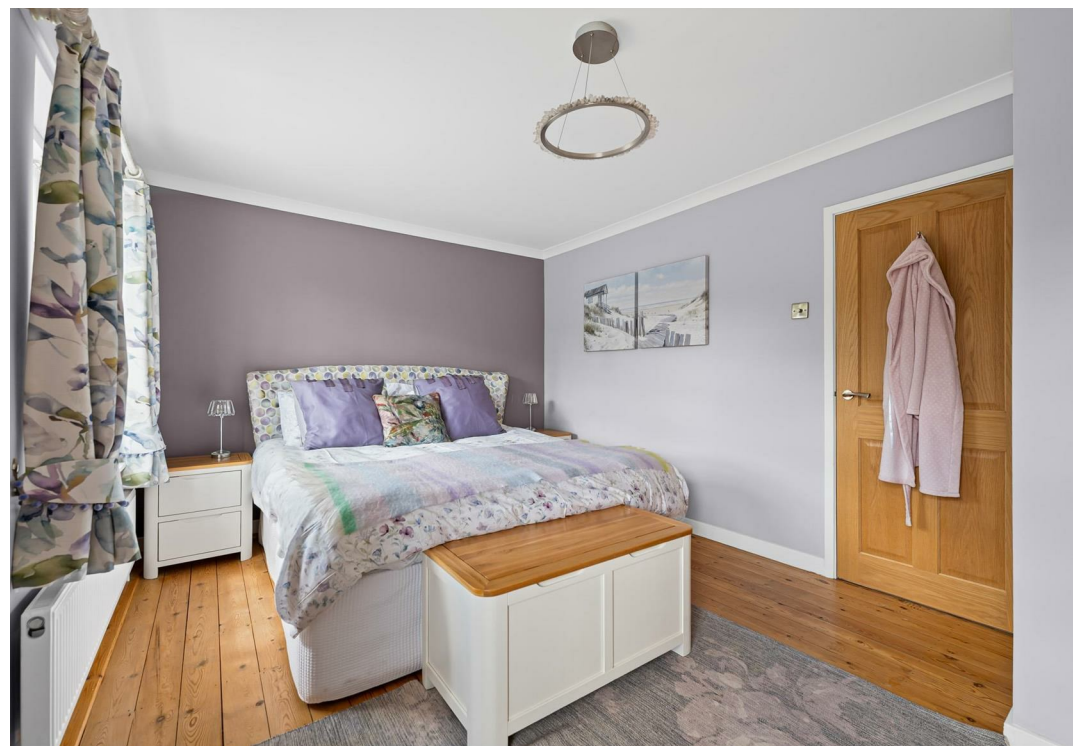


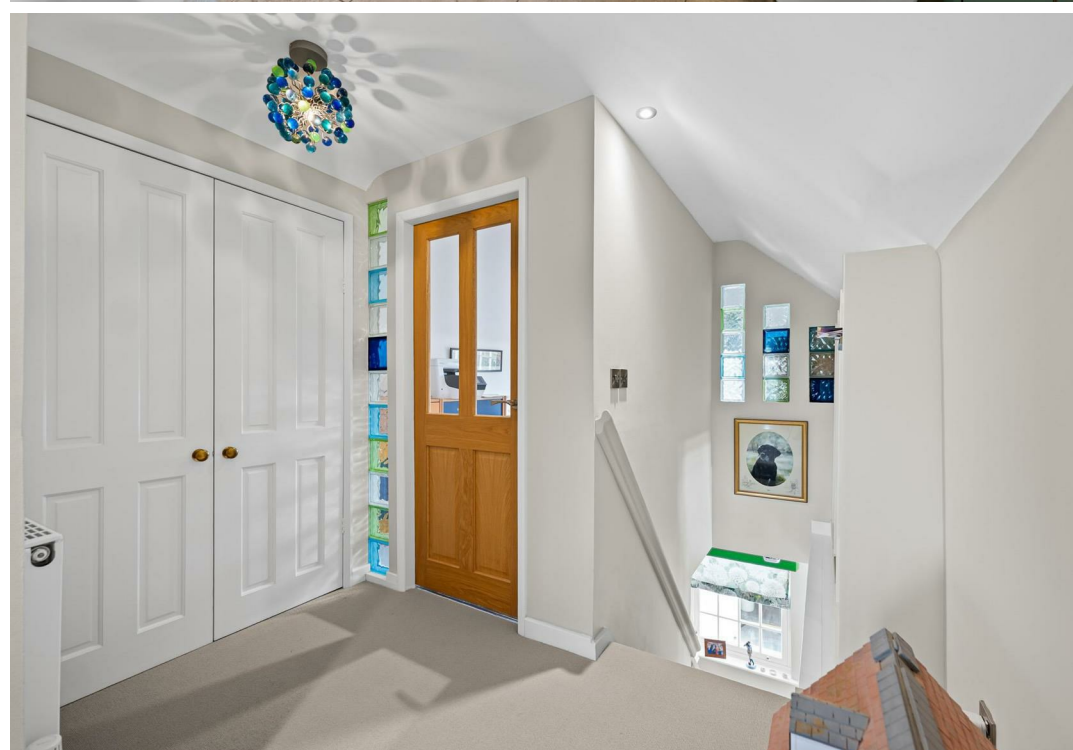










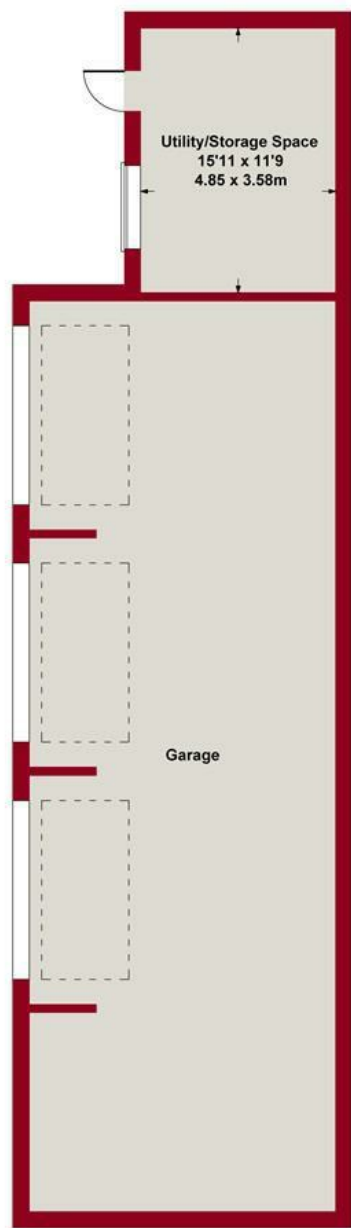




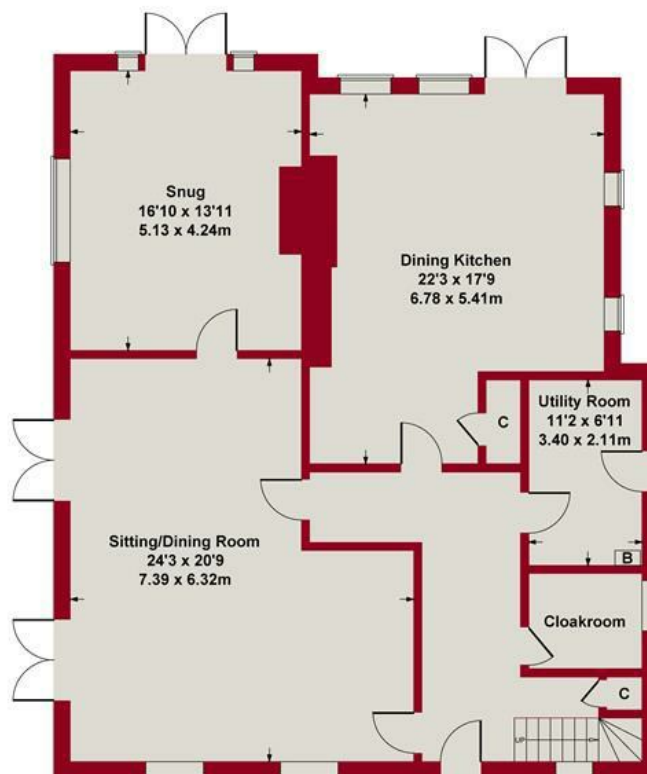
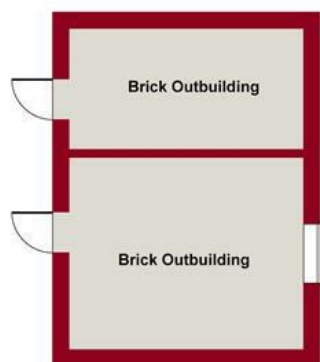




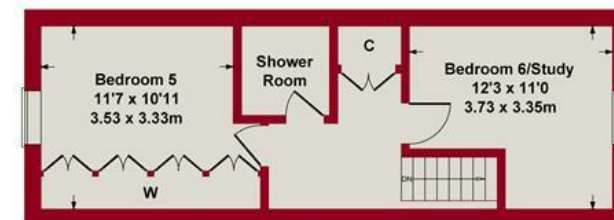




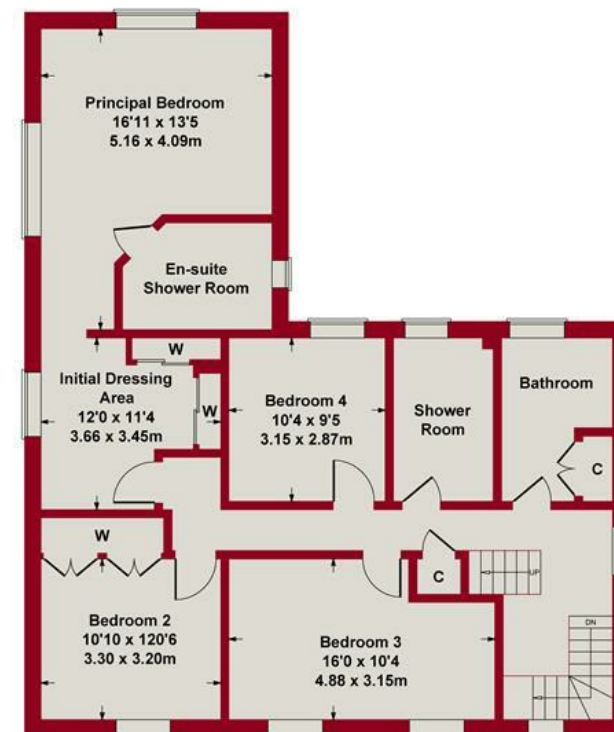
OUTBUILDING/GARAGE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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		
	76	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers