



## Hagg Lane

Egmanton, Egmanton, NG22 0HJ

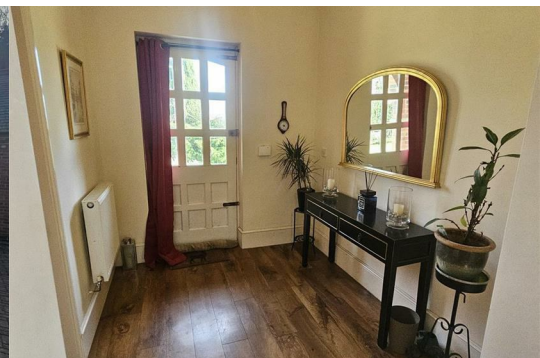
£599,000



Egmanton Common Farm is a delightful farmhouse on a private road Hagg Lane and offers a perfect blend of rural charm and country living.

Surrounded by picturesque countryside, this farmhouse is perfect for those who appreciate the beauty of nature while still being within easy reach of local amenities.

This property is not just a home; it is a lifestyle choice, offering the opportunity to enjoy the best of rural living while still being connected to the conveniences of modern life. If you are seeking a spacious and inviting farmhouse in a serene location, this property on Hagg Lane is certainly worth considering.



## Description

The farmhouse boasts four reception rooms providing ample of space for both relaxation and entertaining. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. Four well-appointed larger than average double bedrooms, ensuring that there is plenty of room for family and guests. Each bedroom is designed to provide comfort and privacy, making it an ideal retreat after a long day. Additionally, the property features three bathrooms, which adds convenience for busy households. Kitchen, double dining room and a large lounge with the addition of an utility room and two ground floor cloakrooms.

Adding additional desirability of the addition of an approximate acre of land and a gated driveway with double garage.

## Entrance

The property is practically entered from the side elevation off the driveway leading into the utility room. The main entrance would be through the front door into the grand formal hallway,

## Hallway

The impressive formal hallway is typically Georgian with wood effect flooring, coving, high skirting boards and the carved wooden balusters painted white with a polished oak handrail with a graceful curve leading up to the upper floor. Off the hallway there is the first of two ground floor cloakrooms. The hallway gives access to rooms through the four panel solid wood doors that feature throughout the property.

## Cloak Room 7'9" x 2'9" (2.37m x 0.85m)

With the continuation of the flooring off the hallway, wc, and a hand basin with radiator.

## Lounge 25'0" x 14'4" (7.64m x 4.37m)

A generous size lounge features a central cast iron fire place fuelled by Ethanol with a stone surround and marble hearth with elegant sash windows to three aspects allowing the natural light to flood within. Characterised by six-over-six panes, with slim glazing bars and double glazing. Carpet, two radiators and coving to the ceiling, ceiling and wall lights.

## Dining Room 25'3" x 13'9" (7.70m x 4.20m)

The dining room can be entered from the formal hallway or off the kitchen through an open doorway with the continuation of the solid flooring. A brick fire place with a wooden mantle and tiled hearth and open chimney allows for secondary heating with dual aspect windows.

## Kitchen 16'4" x 16'0" (5.00m x 4.90m)

The heart of any family home is the generous size kitchen which is both stylish and functional, offering workspace, storage, and a social hub for cooking and dining. The island is positioned centrally, acting as the focal point of the kitchen. The surrounding Oak effect cabinetry and appliances are arranged for efficient workflow with an integrated fridge / freezer, dishwasher and space for a Country Arga. Sash window and French doors to the side elevations makes the room bright and airy with the opportunity to enjoy the surrounding grounds.

## Utility Room 11'5" x 11'5" (3.50m x 3.48m)

Within this room is a hidden gem.....the original brick bread oven is located behind the cupboards. The utility room serves as an extension of the kitchen and is practical and functional designed for the household chores with space for an additional fridge / freezer, washing machine and dryer . With additional storage of light Ash effect wall and base units, built in storage cupboard, tiled floor and sash window. Access to the second cloakroom and cellar.

## Second Cloak Room 5'3" x 5'10" (1.62m x 1.80m)

With tiled floor, part tongue and groove wood panelled walls, wc and hand basin.

## Cellar

Not inspected.

## Office 12'11" x 9'10" (3.94m x 3.00m)

The East wing provides an office with dual aspect windows and carpet. The consumer unit is located in the office.

## Snug 11'3" x 9'10" (3.45m x 3.00m)

Within the East wing leading through the office into the snug with carpet and a window.

## Master Bedroom & En Suite 16'4" x 15'0" (6'1" x 3'3") (5.00m x 4.58m (1.86m x 1.00m))

The master bedroom is an over sized double bedroom with dual aspect sash windows, carpet and radiators with loft access. The ensuite is a shower room with an electric shower with bi fold doors, shelving, chrome ladder rail, part tiled walls and tiled flooring.

## Bedroom Two 16'4" x 14'0" (5.00m x 4.27m)

A double bedroom with dual aspect windows, radiator and carpet with 'Jack & Jill' access to the main bathroom.

## Family Bathroom 9'10" x 7'10" (3.00m x 2.40m)

The family bathroom comprises of a kidney shape bath with glass shower screen, gravity fed shower, hand basin and wc with part tiled walls, tiled flooring, chrome heated towel rail and airing cupboard.

## Bedroom Three 16'4" x 14'1" (5.00m x 4.31m)

A generous size third bedroom with carpet, two radiators and front facing window.

## Bedroom Four & En Suite 13'6" x 10'10" (6'2" x 3'5") (4.12m x 3.31m (1.90m x 1.05m))

Even bedroom four is a double room with carpet, radiator and window with the benefit of a shower room en suite. The ensuite comprises of fully tiled walls, corner shower cubicle with an electric shower and wc.

## Outside

To the side of the property there is a gated block paved driveway for several vehicles leading to the double garages with up and over doors and electric. A feature of a brick wishing well The property is set in approximately an acre with land to the front and side elevation with hedge and fence borders.

## Additional Information.

The property is oil central heated and the private road is maintained by the farmer.

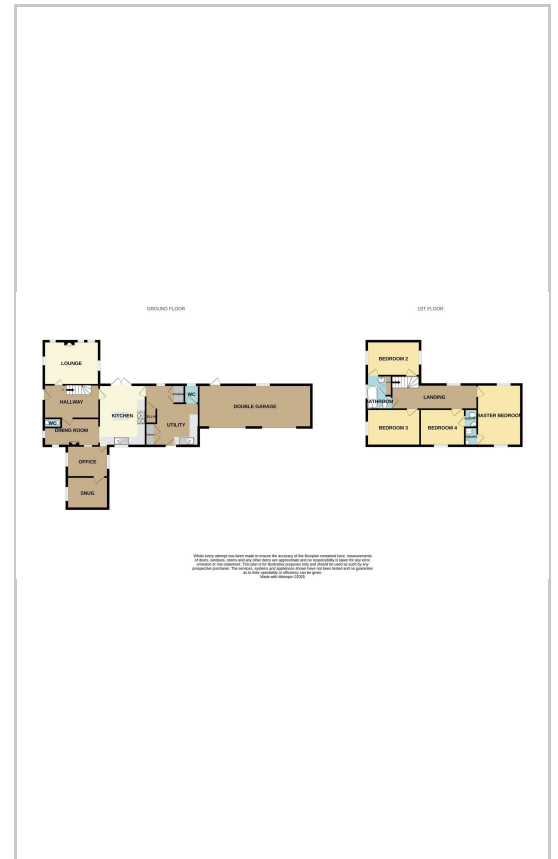
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## Area Map



## Floor Plans



## Energy Efficiency Graph

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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