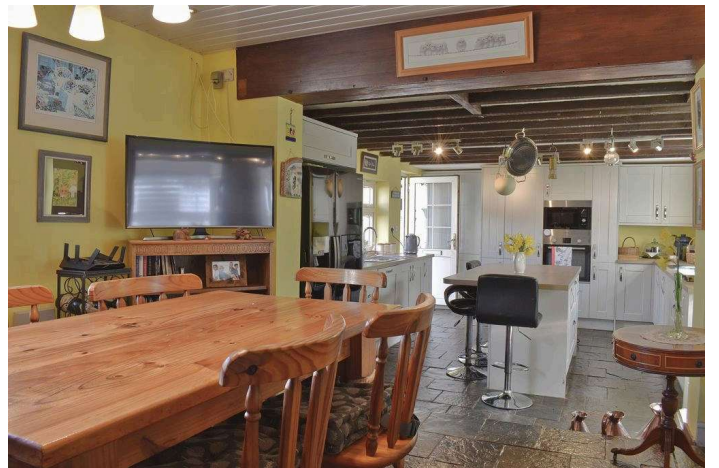
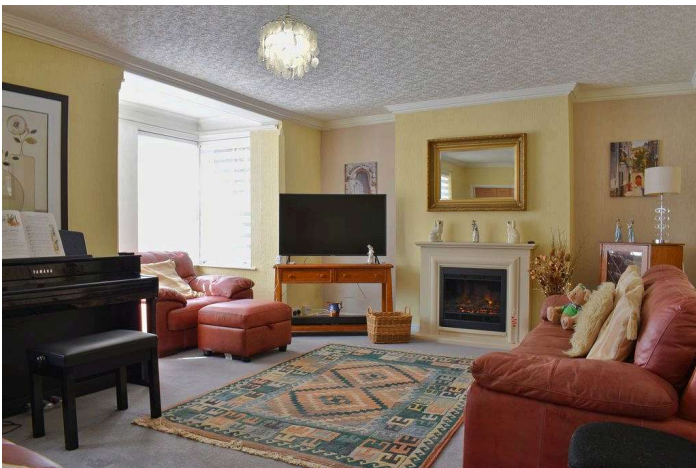


## Scarthing Moor Cottage Farm, Weston

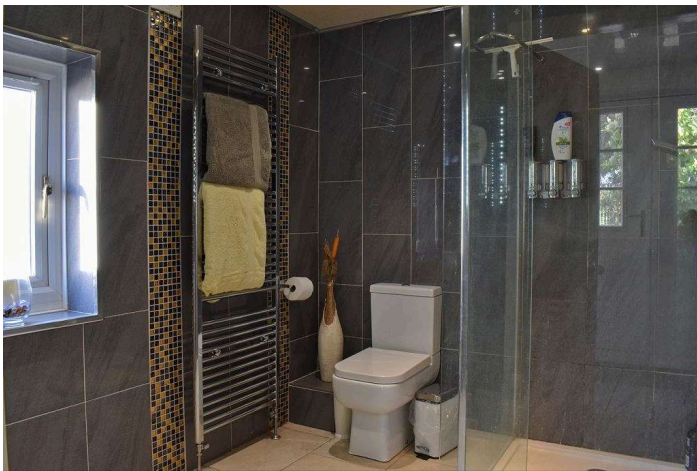


A unique opportunity to purchase a large family home together with a comprehensive series of former stables/outbuildings, including an approximate 1 acre paddock to the rear, all set in an approximate 1.5 acre plot (subject to survey). The principal dwelling comprises three reception rooms, kitchen, five bedrooms, shower room and bathroom. Planning permission has been granted to convert the former stables to a separate dwelling. Available for purchase with NO CHAIN.

**£700,000**









### **Situation and Amenities**

Weston is situated approximately 10 miles north of Newark. The village has an interesting mix of period properties comprising houses and cottages on either side. The church is a focal point in the genuinely unspoilt village. We have also been informed by the vendor that there is an excellent chinese restaurant. There are excellent primary and secondary schools at Sutton on Trent and Tuxford respectively. The medical centre at Sutton on Trent and good local facilities there include a Co-operative store, a butchers, library and hairdressers. The A1 provides good road access to the north and south of the country and fast trains from Newark North Gate to London Kings Cross are capable of journey times of just over 80 minutes.

### **Accommodation**

The front doors are located to the side of the property and lead into:

#### **Reception Hallway**

The spacious reception hallway has a dogleg staircase rising to the first floor, a window to the rear elevation and doors into the ground floor shower room, the lounge and dining room. The hallway has wall light points and a radiator.

#### **Ground Floor Shower Room 8' 2" x 6' 8" (2.49m x 2.03m)**

The shower room has an opaque window to the rear elevation and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with ceramic floor tiling with underfloor heating, ceramic tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

#### **Lounge 21' 10" x 13' 3" (6.65m x 4.04m) (excluding bay window)**

This fantastic sized reception room has a large bay window to the front elevation and the focal point is the fireplace with electric fire inset. The lounge has cornice to the ceiling, a ceiling light point and three radiators. A door provides access through to the sitting room.

#### **Sitting Room 13' 2" x 12' 4" (4.01m x 3.76m) (excluding bay window)**

This charming reception room has a large bay window to the front elevation, an ornamental fireplace, cornice to the ceiling, a ceiling light point and two radiators.

#### **Dining Room 12' 2" x 10' 8" (3.71m x 3.25m)**

The dining room is open plan through to the kitchen and is tiered in design. There is a window to the rear elevation, a ceramic tiled floor, panelled ceiling, recessed ceiling spotlights and a radiator.

#### **Kitchen 15' 8" x 12' 7" (4.77m x 3.83m)**

This excellent sized kitchen has a window and a half glazed door to the front elevation, and a further half glazed door to the rear. The kitchen is fitted with an extensive range of contemporary base and wall units, complemented with square edge work surfaces. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level oven and microwave, a ceramic hob with extractor hood above, and dishwasher. In addition there is space for an American style fridge/freezer. The central island incorporates yet further storage and a breakfast bar. The kitchen has the same flooring that flows through from the dining room, a beamed ceiling, multiple ceiling light points and a radiator.

#### **First Floor Landing**

The dogleg staircase rises from the reception hallway to the first floor landing which has a window at the half landing to the rear elevation. The landing provides access to all five bedrooms and the bathroom, and has two ceiling light points.

#### **Bedroom One 13' 2" x 11' 9" (4.01m x 3.58m) (excluding bay window and wardrobes)**

An excellent sized double bedroom with a large bay window to the front elevation. The bedroom has a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

**Bedroom Two** 13' 3" x 12' 4" (4.04m x 3.76m) (excluding bay window)

A further double bedroom with a bay window to the front elevation, a ceiling light point and a radiator.

**Bedroom Three** 15' 8" x 12' 10" (4.77m x 3.91m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator. The room also has a fitted storage cupboard. A door leads through to the walk-in dressing room.

**Dressing Room**

The dressing room has a window to the rear elevation, a ceiling light point and a radiator.

**Bedroom Four** 14' 11" x 10' 11" (4.54m x 3.32m)

A further double bedroom having a window to the rear elevation, stripped wooden floorboards, a ceiling light point and a radiator.

**Bedroom Five** 9' 1" x 7' 0" (2.77m x 2.13m)

Bedroom five has a window to the front elevation, a ceiling light point and a radiator.

**Family Bathroom** 12' 5" x 7' 9" (3.78m x 2.36m)

The bathroom has a window to the rear elevation and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom has cornice to the ceiling, a ceiling light point and a radiator. The airing cupboard is located here.

**Outside**

As previously mentioned, the principal dwelling, outbuildings and paddock stand on an overall plot size of approximately 1.5 acres (subject to survey). The property is approached via a short shared driveway which leads onto a further gravel driveway providing off road parking. To the front are extensive lawned gardens. Situated to the rear of the main house is a courtyard which is enclosed via a series of outbuildings. Situated to the rear is a charming landscaped garden which in turn leads to the paddock. The overall size of the garden and paddock are approximately 1 acre (subject to survey).

**Outbuildings**

The outbuildings were previously used as office accommodation and incorporate a small kitchen and a number of separate offices. These in turn connect to the former stables.

**Former Stables**

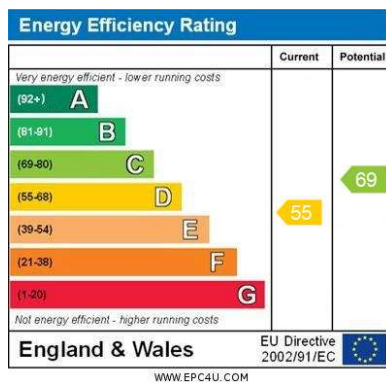
This is a range of outbuildings with Planning Permission to convert to a separate dwelling, APPLICATION NUMBER: 19/01074/FUL.

**SERVICES**

Drainage is via a Septic Tank.

**Council Tax**

The property is in Band G.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

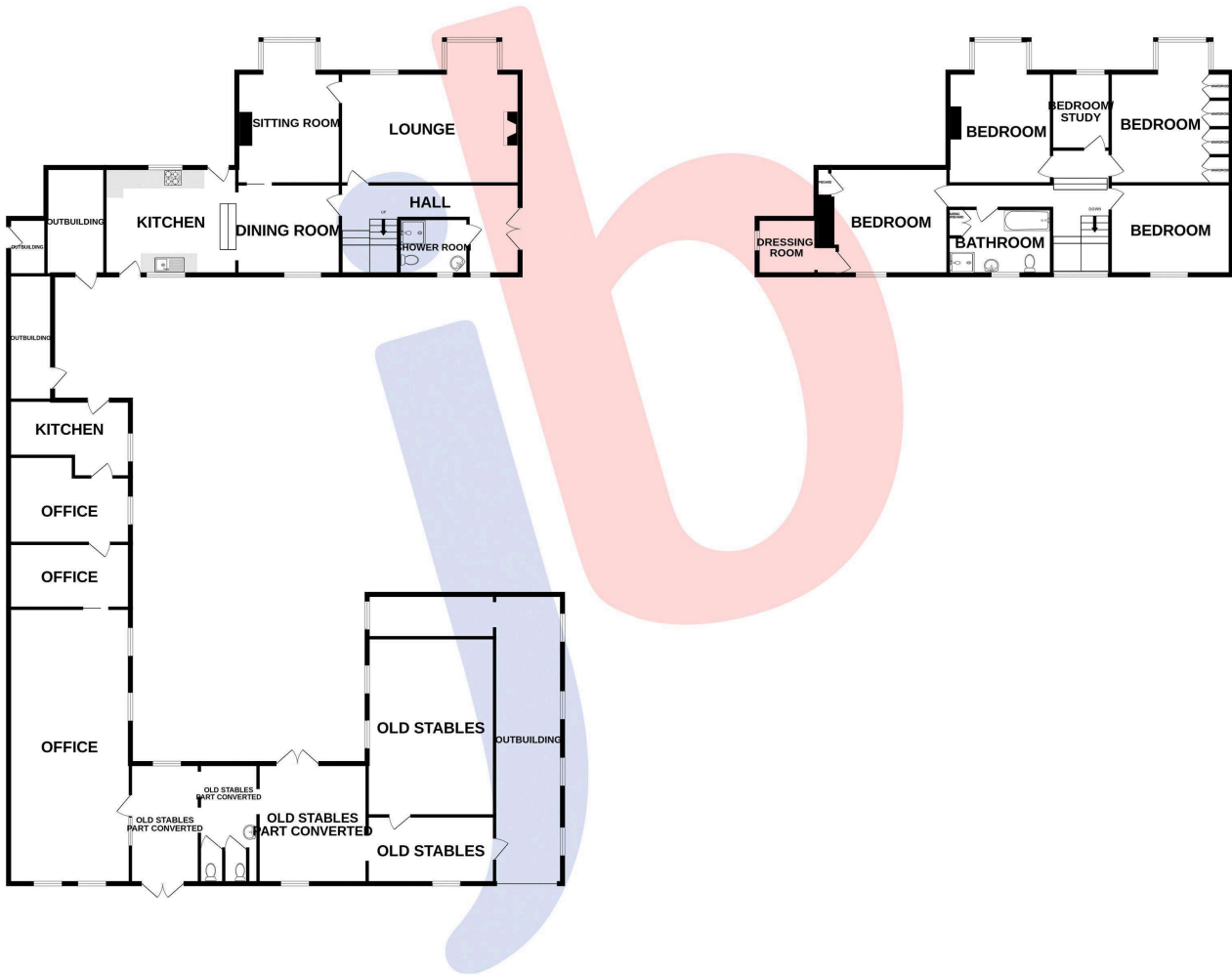
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00004291 24 April 2026

GROUND FLOOR  
3226 sq.ft. (299.7 sq.m.) approx.

1ST FLOOR  
1075 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 4301 sq.ft. (399.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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