RYECROFT 81 Fosse Road, Farndon, Newark, Nottinghamshire NG24 3TL

Price Guide £595,000









- Spacious Five-Bedroom Detached Equestrian Home
- Set Within Just Over One Acre Of Formal Gardens and Paddock Grazing
- Four Timber Stables and a Small Manège
- Generous Driveway Providing Parking for Multiple Vehicles
- Situated in a Sought-After Village Location
- Conveniently Positioned for Excellent Transport Links and Local Amenities

REF AR8794

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle









GENERAL AND SITUATION

Approximate Distances:
Newark 2 miles ● Bingham 10 miles ● Grantham 17 miles
Nottingham 20 miles ● Leicester 35 miles

A spacious detached five bedroom family home with equestrian facilities, in a sought-after village location with excellent transport links and good local amenities.

Ryecroft is a spacious five-bedroom detached family home set within just over one acre in the sought-after village of Farndon. Ideal for equestrian enthusiasts, the property benefits from four timber stables, paddock grazing and a small ménage, while the attractive grounds also include formal gardens with a pond, a small orchard and an allotment. A generous driveway provides ample parking for multiple vehicles, including space for a 7.5-tonne horsebox.

Farndon is a highly regarded conservation village on the banks of the River Trent, just two miles from Newark-on-Trent. The village offers an excellent range of amenities, including a marina, riverside restaurants, village inns, a shop, Post Office, farm shop, butcher, primary school and parish church, together with nearby countryside walks and hacking routes. Newark provides a wider range of shopping and leisure facilities, while Newark Northgate station offers East Coast Main Line services to London King's Cross in around 70 to 80 minutes. The A1 and A46 are also easily accessible.

The property has been a much-loved family home for almost ten years and is now offered for sale as the vendors look to downsize, presenting an excellent opportunity to acquire a well-equipped equestrian home in a desirable village location.

THE RESIDENCE

A five bedroom family home, well presented throughout and benefitting from double glazing and mains gas central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A welcoming **Entrance Hall** features tiled flooring, stairs rising to the first floor and a door to the **Guest Cloakroom**, which is fitted with a vanity wash hand basin and low flush W.C.

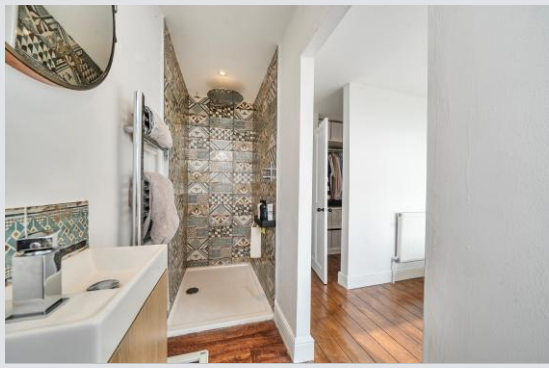
Double doors from the **Entrance Hall** open into the **Lounge**, an inviting reception room with a front-facing bay window and wooden flooring. A log burner set within a brick fireplace creates an attractive focal point, while an archway leads through to the impressive open-plan dining kitchen.

The **Open-plan Dining Kitchen** is a superb social space, generous in proportion and filled with natural light from two skylights, sliding doors opening to the rear and a side aspect window. The kitchen is fitted with a range of base units complemented by wooden work surfaces, together with a central breakfast island with a granite worktop and two electric ovens beneath. Further features include a Belfast sink with mixer tap, an integrated dishwasher and fridge, tiled flooring and an understairs cupboard. A door leads through to the **Utility Room**, which provides a practical workspace fitted with base units and work surfaces, a single drainer sink with mixer tap, space and plumbing for a washing machine, space for a tumble dryer and room for a freestanding fridge freezer. A further door gives internal access to the **Garage**.

















To the **First Floor**, the **Landing** provides access to all first-floor accommodation, with steps leading off to the left and right, and access to the loft space above.

The **Principal Bedroom** is a lovely room with wooden flooring and sliding doors opening onto a **Juliet Balcony**, enjoying views over the formal gardens and equestrian facilities beyond. It is complemented by a **Walk-in Wardrobe**, offering excellent storage with a range of hanging rails, and an **Ensuite** fitted with a shower within a tiled cubicle, vanity wash hand basin and W.C., with wood-effect vinyl flooring.

Three Further Bedrooms are all comfortable double rooms with wooden flooring and feature fireplaces, whilst **Bedroom Five**, currently used for storage, has wooden flooring and provides an ideal box room, study or occasional bedroom.

The **Family Bathroom** is fitted with a shower cubicle, vanity wash hand basin, bath and W.C., together with a heated towel rail.

OUTSIDE, OUTBUILDINGS & LAND

To the front of the property, electric gates open onto a generous driveway providing parking for multiple vehicles, including space for a 7.5 tonne horse box. Attached to the house is a **Garage** with double doors to both the front and rear, power and lighting, two side windows and the wall-mounted gas boiler.

The rear gardens are a particular feature, with a delightful formal garden incorporating a gravelled area, raised and sunken patio seating areas and a further mature lawned garden edged by established flower and shrub borders. There is a useful **Timber Shed/Store**, an additional **Potting Shed** and a **Greenhouse**. To one side of the grounds are a pond and aviary, together with a vegetable growing area and small orchard, adding to the property's appeal as a practical and attractive country lifestyle home.

A five-bar gate leads through to the **Paddock Grazing Land** and **Equestrian Facilities**, where the **Stable Yard** is enclosed by post and rail fencing and includes a concrete yard area to the front of, with an overhang. There are **Four Stables**, each fitted with rubber matting, and the yard benefits from both electricity and water supplies.

The small **Manège** c.35m x 15m has a sand and rubber surface with a post and rail surround, while **Three Level Paddock Enclosures** provide grazing, with mains-connected electric fencing.

IN ALL APPROX. 1 ACRE
(About 0.4 Hectares)

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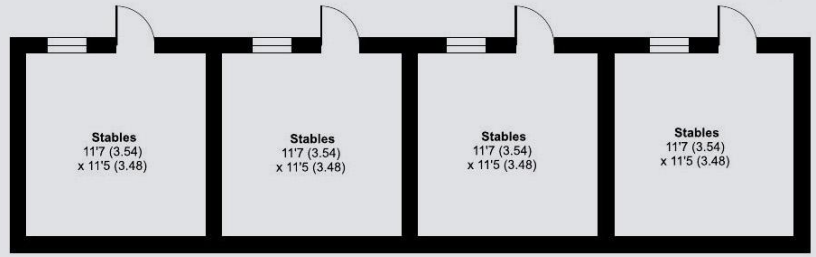




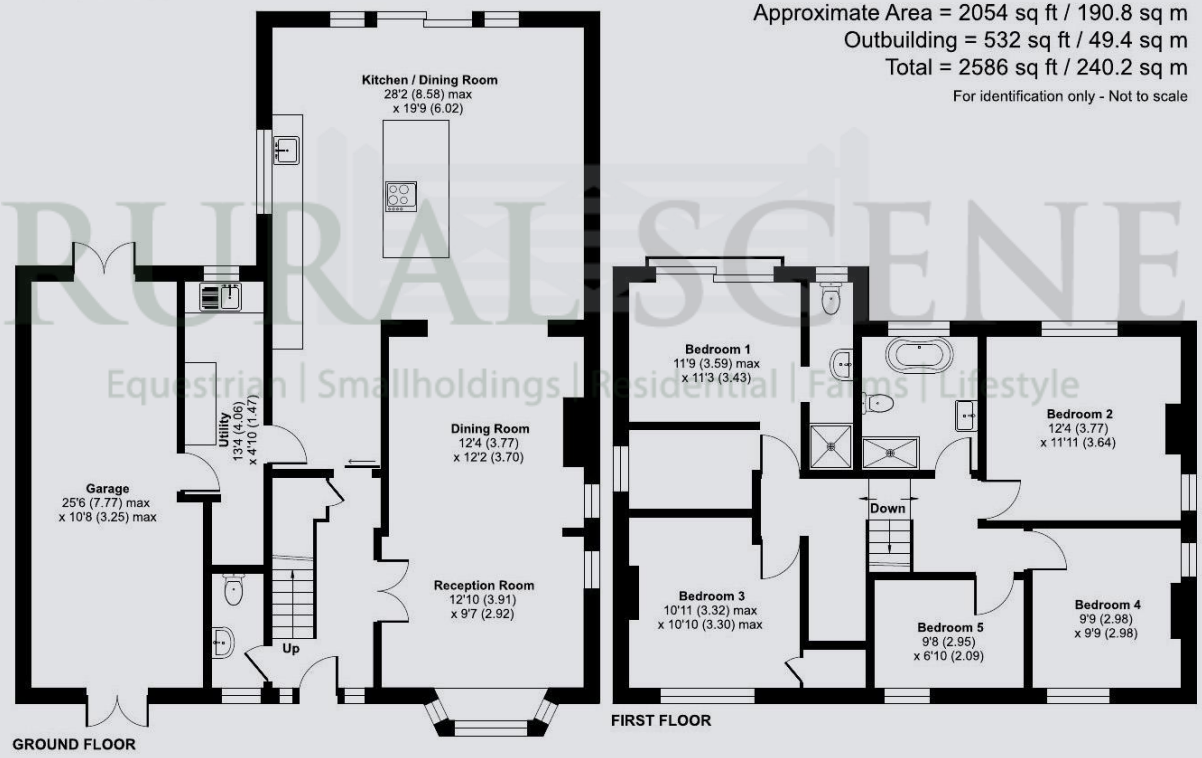


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OUTBUILDING 1 / 2 / 3 / 4



Approximate Area = 2054 sq ft / 190.8 sq m
Outbuilding = 532 sq ft / 49.4 sq m
Total = 2586 sq ft / 240.2 sq m
For identification only - Not to scale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NEWARK & SHERWOOD DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** D

DIRECTIONS

From the A46 dual carriageway, take the Farndon exit at the roundabout and proceed along Fosse Road into the village. Continue for a short distance, where the property will be found on the left-hand side. Please note there is no For Sale board.

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The Property Ombudsman

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