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**NO
CHAIN**

ROSE COTTAGE
MAIN STREET, FARNSFIELD
NEWARK, NOTTINGHAMSHIRE
NG22 8EF



GUIDE PRICE £550,000 – £575,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Freehold

- Detached Period Property
- Spacious Family Home
- Large Kitchen with Integrated Appliances
- Utility Room
- Three Reception Rooms
- Four Good-Sized Bedrooms
- En-Suite to Master
- Garage Parking
- Gardens to Front and Rear

ROSE COTTAGE, MAIN STREET, FARNSFIELD

Could this be your new home? This stunning detached property which was once the gate house to the Hexgrave estate boasts plenty of kerb appeal and is finished to a high standard throughout with attention to detail being shown in every room. Built in 1721 but having been lovingly renovated/restored this property is the perfect combination of a cosy cottage with all the modern touches. Situated on a good-sized plot this house is ready to move straight into.

To the ground floor this property boasts a modern dining kitchen with the added benefit of a utility room and downstairs W.C, there are three reception rooms to include a cosy sitting room, dining room and sunroom with bifold doors onto the rear garden. The first-floor benefits from four well-proportioned bedrooms to include a master with modern ensuite plus a family bathroom.

Situated on a corner plot there are gardens to the front and back with the rear garden having been attractively landscaped to create a beautiful cottage garden. The property also benefits from garage parking with electric door, power and lighting and additional outside storerooms.

Located in the popular village of Farnsfield within walking distance to the local amenities to include shops, cafes and restaurants. The village boasts its own tennis court and cricket ground and has a well-used village hall hosting various clubs and activities. A countryside location with beautiful walks but situated with good transport links to Newark, Nottingham and Mansfield. Farnsfield also benefits from being within the catchment to top rated primary and secondary schools.

This property is priced to sell, so book your viewing today!

There is a walled garden to the front of the property which has a wrought iron gate opening onto a pathway which leads to the attractive entranceway with tiled canopy over.

ENTRANCE HALLWAY

A bright and welcoming entrance to this family home the spacious hallway runs the full length of the house and benefits from ceiling spotlights, karndean flooring, balustraded stairs to first floor landing, useful understairs storage cupboard, airing cupboard and a further door to the rear opening onto the garden.



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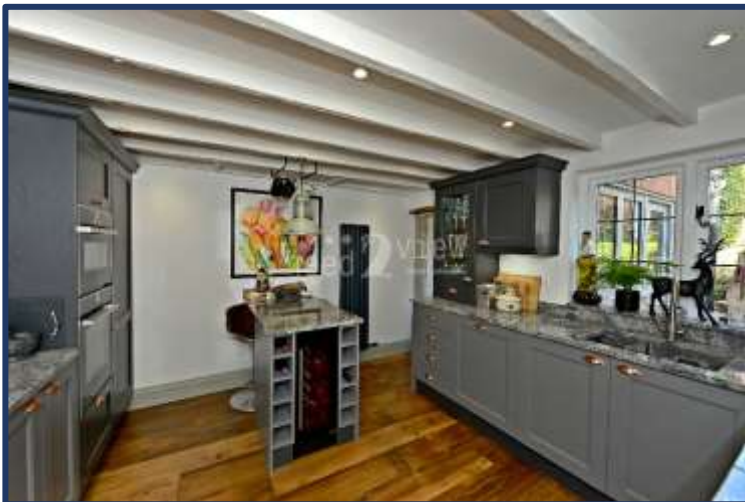
SITTING ROOM

14'9" x 12'6" A charming sitting room that boasts a wealth of traditional features to include oak beams, open fireplace with exposed brickwork and log burner. There are wall light points, numerous power points, TV aerial point, radiator, and double-glazed bay window to the front.



KITCHEN DINER

12' x 11'6" Boasting a newly fitted kitchen with a range of modern shaker style soft close wall and base units in a paired matt grey finish with co-ordinated granite work surfaces and splash-backs. There is plenty of cupboard space providing ample storage and the added benefit of a breakfast bar. With one and a half bowl sink with drainer and a wealth of integrated Neff appliances to include four-ring gas hob with stylish copper extractor fan over, raised double electric oven and grill, built in microwave, integrated wine cooler, integrated dishwasher, and integrated larder style fridge. There are numerous power points, ceiling spotlights, painted beams, vertical radiator, karndeian flooring, and window to the rear.



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UTILITY ROOM

7' x 6' Fitted with a base unit matching that of the kitchen with wooden effect work surface providing space for an under the counter appliance. There is a large sink with chrome extendable mixer tap, ceiling light point, power points, radiator, double glazed and leaded window to the rear, and door opening onto the rear garden.



DOWNSTAIRS W.C

With window to the rear, radiator, close coupled W.C and wash hand basin.

DINING ROOM

14'9" x 12' A stunning room perfect for entertaining with traditional features to include oak beams, open fireplace with exposed brickwork and log burner. There are wall light points, ceiling light point, numerous power points, karndeian flooring, radiator, and double-glazed bay window to the front.



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SUN ROOM

12' x 8" The archway from the dining room opens up into this wonderful living space from which the garden can be enjoyed most. With sloping beamed ceiling, karndeian flooring, and bifold doors opening onto the rear.



LANDING

Stairs lead to a bright and spacious balustraded landing with wall light point, radiator and access to loft.



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MASTER BEDROOM

12' x 11'6" A generous master suite with dual aspect windows to the side and rear, a fresh neutral décor, painted skirtings, power points, radiator, and ceiling light point.



EN-SUITE SHOWER ROOM

10'3" x 5' Simply stunning the en-suite has been recently fitted with a modern three-piece suite comprising double width walk-in enclosure with rainfall shower, close coupled W.C and wash hand basin set into vanity unit. There is full wall and floor tiling, ceiling spotlights, heated towel rail, wall mounted heater, extractor fan, wall mounted anti-mist mirror with back lighting, and window to the rear.



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BEDROOM TWO

12' x 12' A good-sized double with window to the front affording this room plenty of light. With ceiling light point, radiator, wall mounted TV aerial point, and power points.



BEDROOM THREE

12'9" x 12'3" Another spacious bedroom with window to the front, ceiling light point, radiator, wall mounted TV aerial point, and power points.

BEDROOM FOUR

12' x 8'3" A well-proportioned bedroom currently used as an office with attractive window to the rear.



FAMILY BATHROOM

8'6" x 5'9" With a window to the rear aspect the bathroom is currently a blank canvas having been stripped out and prepared for refitting.

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OUTSIDE

The rear garden is well presented and offers the perfect space for relaxing in a summer evening with spacious patio area ideal for outside dining. There are attractive raised borders with a wealth of established planting, a substantial lawn area, and outside storeroom. The garden is fully enclosed with a mixture of walling and benefits from an outside tap and outside power points. There are also outside power points to the front.



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ADDITIONAL INFORMATION

Local Authority – Newark and Sherwood District Council

Council Tax Band – F

Stamp Duty on Asking Price – £17,500 - £18,750 (this will change if you are a first-time buyer or already own another property)

Primary School – Farnsfield Saint Michaels Church of England Primary School

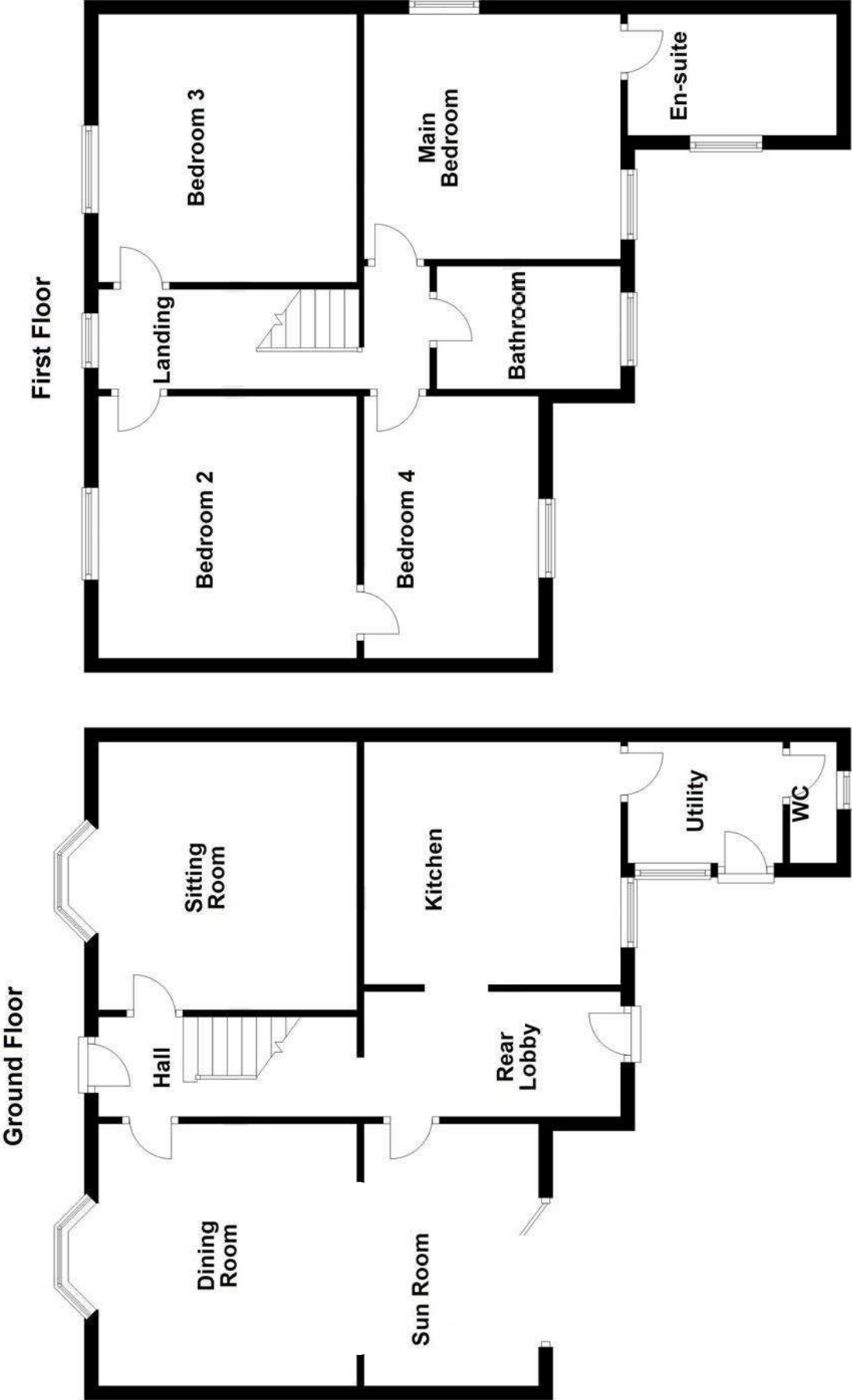
Secondary School – The Minster School

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

ROSE COTTAGE, MAIN STREET, FARNSFIELD

FLOOR PLAN



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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.