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Wheatsheaf Cottage, Main Street, Farnsfield, Nottinghamshire, NG22 8EA

Price Guide £299,950



A deceptively spacious detached Grade II listed cottage dating back to 1796 with a rear extension dating back to 1890. This delightful property is situated in a prominent position on Main Street and retains many original features. Accommodation includes Lounge, Dining Area, Study, Sitting Room, Kitchen, Inner Hall with stairs to Four Bedrooms, Master Bedroom with Ensuite Shower room and further Family Bathroom. The Cottage further benefits from an enclosed rear private courtyard garden with BBQ area and gated side access. Farnsfield is an extremely desirable village boasting excellent facilities and amenities and is located within the Minster School Catchment.

KITCHEN

18'7 x 7'4 Fitted with a range of solid wood wall and base units and granite worktop, Belfast sink with mixer tap, integral double electric oven, five ring gas hob with extractor over, space for microwave, tall larder fridge and freezer, dishwasher, plumbing for washing machine, space for tumble dryer, wine rack and plate shelf, door to the side, radiator, Sash window to side aspect, window to the rear aspect, stable door to the side

INNER HALL

Understairs storage cupboard, stairs to the first floor

STUDY

9'7 x 7'5 Radiator, Sash window to the front aspect

LOUNGE

15'0 x 11'10 Spacious reception room with original beamed ceiling, multi fuel burner with wooden mantle and surround and stone hearth, TV point, feature window and door to the front aspect

DINING AREA

11'7 x 9'7 Radiator, Sash window to the side aspect



SITTING ROOM

14'11 x 13'7 Large reception room with beamed ceiling, wall lights, TV point, window and French doors to the rear aspect

FIRST FLOOR

Loft access

MASTER BEDROOM

15'2 x 13'8 Double bedroom with fitted wardrobes, TV point, radiator and two windows to the rear aspect

ENSUITE

6'8 x 6'0 Suite comprising large shower cubicle, low flush wc, wash hand basin, tiled floor, window to the rear aspect

BEDROOM TWO

15'0 x 11'11 Double bedroom with TV point, radiator and Sash window to the front aspect

BEDROOM THREE

8'10 x 7'6 Double bedroom with fitted wardrobes, TV point, radiator and Sash window to the front aspect

BEDROOM FOUR

10'6 x 6'6 Double bedroom with radiator and Sash window to the side aspect

BATHROOM

7'6 x 7'4 Suite comprising panelled bath with shower attachment, low flush wc, wash hand basin, cupboard housing gas combi boiler, radiator, Sash window to the side aspect

OUTSIDE

The cottage has an enclosed private courtyard to the rear with a wooden shed and BBQ area and gated side access

LOCAL AUTHORITY

Newark and Sherwood District Council Council Tax Band D



SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

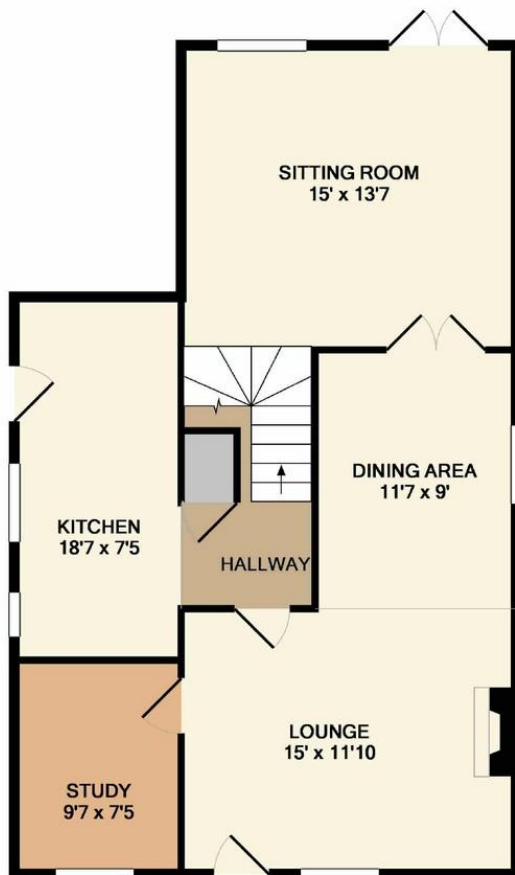
TENURE

Freehold with vacant possession.

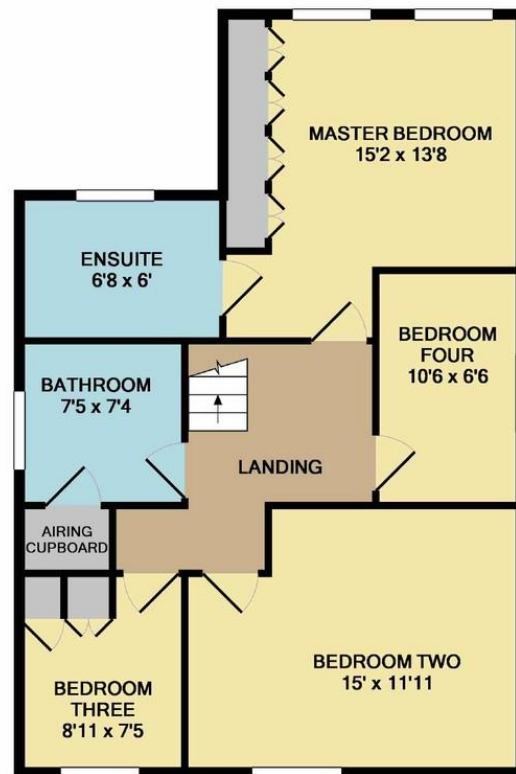
VIEWING

By appointment with the agents office at Southwell on 01636 813971 or email us at sales@amorrison.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 685 SQ.FT.
(63.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements