



1 West End, Farndon Newark, NG24 3SG

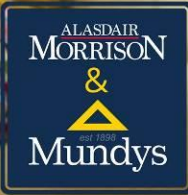


Book a Viewing!

£575,000

A true chocolate box property set in the conservation area of the popular village of Farndon. The cottage has an abundance of original features including exposed beams brick work and authentic ironmongery. Having been well maintained throughout and offers modern living in cottage style.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Farndon is a sought after village running alongside the banks of the River Trent and lies approximately 3 miles from Newark On Trent. The village has good road links to the A46 giving easy access to the A1 ,Nottingham and Lincoln and beyond.





Farndon boasts two restaurants, The Riverside and Farndon Ferry and local a public house, The Rose and Crown which also serves food. Knotts bar and restaurant can be found in the Farndon Marina. Farndon also offers an abundance of riverside and rural walks and has many social groups including a successful cricket club with it's newly built pavilion. Other amenities include a hairdressers and local food store.

ENTRANCE HALL

Entrance door with leaded light panels. Having terracotta tiled flooring. Beams to the ceiling.



KITCHEN

3.51 x 3.45 (11'6" x 11'3") Having a solid wooden kitchen comprising wall and base units surmounted by a wooden working surface and inset with a Belfast double sink and drainer. Built in appliances include cooker with extractor over, microwave and fridge freeze. A bespoke sliding window opens to the rear lobby. Double glazed sash window and a further picture window to the front elevation. Television aerial point. Radiator. Terracotta tiling to the floor.



LOUNGE

14' 8" x 12' 8" (4.47m x 3.86m) A stunning room with full height vaulted ceiling with views up to the galleried landing. Having a wealth of features including wood burning stove set on reclaimed stone hearth. Exposed brick arches. Oak floor boarding. Windows to two elevations with a pair of double doors opening to the rear parking area.



SITTING ROOM/ DINING ROOM

15' 10" x 14' 8" (4.83m x 4.47m) A large and grand reception room with central feature fireplace inset with a living flame gas fire, storage cupboards either side. Oak flooring. Box bay with patio doors opening to the cottage garden.

REAR PORCH

4.12 x 1.38 (13'6" x 4'6") Having ceramic tiled flooring. Stable door giving access to the rear shared courtyard. Bespoke free standing leaded window panels to the windows facing to the rear elevation. Door to the utility room.



UTILITY ROOM

6' 8" x 6' 7" (2.03m x 2.01m) Fitted with a range of wall and base cupboards. Floor mounted Ideal boiler set with a base unit. Space and plumbing within base unit for a washing machine. Window to the rear elevation. Low suite WC and pedestal wash hand basin.

CELLAR

10' 9" x 12' 6" (3.28m x 3.81m) Stairs lead down to the cellar. Having shelving power and light.

FIRST FLOOR LANDING

Stairs with half landing and window rise to the first floor inner landing.

BEDROOM ONE

14' 8" x 16' 3 max" (4.47m x 4.95m) A large master bedroom with box bay overlooking the country garden. Original cast iron fire place. Radiator.

GALLERIED LANDING

Pine flooring. Three windows to the rear elevation. Two radiators. Exposed brick and beams. Two velux style skylights.



BATHROOM

10' 8" x 6' 3" (3.25m x 1.91m) Having a white suite comprising panelled bath, low suite WC, wash hand basin and shower cubicle. Part tiled walls (fully tiled to shower area), tiled flooring. Towel radiator.



BEDROOM TWO

7' 1" x 10' 8" (2.16m x 3.25m) Sash window to the front elevation. Picture window to the side elevation. Radiator. Open storage and hanging.

BEDROOM THREE

10' 8" x 6' 8" (3.25m x 2.03m) Sash window to the front elevation. Radiator.

BEDROOM FOUR

10' 8" x 6' 6" (3.25m x 1.98m) Window to the front elevation, further feature window overlooking the living room. Radiator.

SHOWER ROOM

1.71 x 1.71 (5'7" x 5'7") Fitted with shower unit, low suite Wc and wash hand basin. Velux style window.





GARDEN

To the rear there is a delightful cottage garden. The patio area is found adjacent to the doors opening from the dining room, the garden then meanders through arches to separate lawned areas boarded by well planted mature trees and shrubs. The garden also boasts a summer house and sheds.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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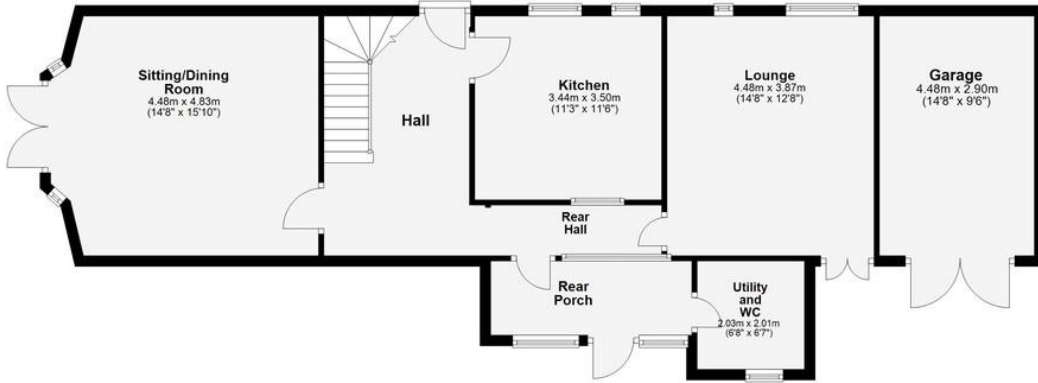
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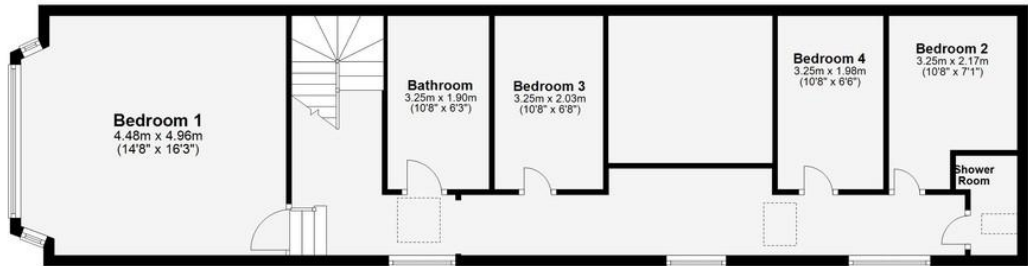
Ground Floor

Approx. 91.4 sq. metres (983.5 sq. feet)



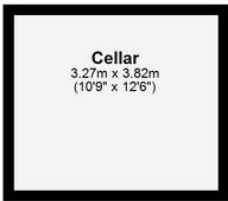
First Floor

Approx. 81.9 sq. metres (882.0 sq. feet)



Basement

Approx. 12.5 sq. metres (134.7 sq. feet)



Total area: approx. 185.8 sq. metres (2000.2 sq. feet)

The marketing plans shown are for guidance only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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