





Hillside Farm, Greaves Lane, Edingley, NG22 8BH

A simply stunning Detached Home with a Detached Annexe and Double Garage built by the present owners in 2015, situated on a private plot extending to approximately one acre (STS) and offering superb views over Edingley, Farnsfield and beyond, also offering the potential to extend further (subject to the necessary Planning Permissions). Benefitting from twelve Solar Panels and Air Sourced Heating with underfloor heating downstairs and radiators upstairs, the Open Plan and flexible accommodation includes Entrance Hall, Cloakroom, Office/Study, Utility Room, Open Plan Kitchen, Dining Room, Snug, Family Room and the First Floor Landing giving access to four Bedrooms, Bathroom and Shower Room which provide En-Suites to the Master Bedroom and Bedroom Two. Outside the private and secluded grounds extend to approximately one acre (STS) and are set over four tiers. The Double Garage with Annexe offers a Bedroom and En-Suite and has the potential to run a health and beauty business from it or, alternatively, an Annexe for a family member. We highly recommend a viewing to fully appreciate this home in this wonderful location.

Guide Price £944,000

Visit us online at www.amorrison-mundys.net
Or call 01636 813971

22 King Street, Southwell, NG25 0EN



SERVICES - Mains electricity and water.

Drainage to a septic tank (reed bed system).

Solar Panels and Air Sourced Heating providing underfloor heating downstairs and heat to radiators upstairs.

CCTV supported by a communication unit.

EPC RATING – B.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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ENTRANCE HALL

9' 11" x 6' 0" (3.02m x 1.83m) With leaded glazed panelled door, staircase to First Floor Landing, tiled floor, under stairs storage cupboard and door to the Cloakroom.

CLOAKROOM

With low level WC, vanity wash hand basin, tiled floor and part tiled surround.

OFFICE/STUDY

12' x 8' 5" (3.66m x 2.57m) With double glazed windows to front and rear elevations and engineered oak flooring.

UTILITY ROOM

8' 8" x 5' 7" (2.64m x 1.7m) With double glazed stable door to the rear garden, wall and base units with work surfaces over and splash-back tiling, tiled floor, double glazed window to rear elevation, plumbing and space for a washing machine, space for a tumble dryer, access to roof void and large cupboard housing the hot water tank and circuit board.

OPEN PLAN KITCHEN

14' 9" x 12' 5" (4.5m x 3.78m) Having a range of wall, base units and drawers with handmade granite worktops and back plate, double Caple sink with mixer taps, integral fridge freezer, two Bosch ovens, integral Bosch dishwasher and Caple microwave, central island with inset induction Neff hob with a range of drawers beneath a handmade granite worktop, tiled floor, skirting lighting, double glazed windows to front and rear elevations and step leading down to the Dining Area.

DINING AREA

12' 4" x 12' (3.76m x 3.66m) With tiled floor, double glazed window to the front elevation and double glazed double doors to the rear garden, central log burner for the Dining Area and Snug with steps either side leading to the Snug.

SNUG

12' 5" x 11' 10" (3.78m x 3.61m) With engineered oak flooring, double glazed full width window to the rear elevation, double glazed bi-folding doors to the front elevation and step to the Family Room.

FAMILY ROOM

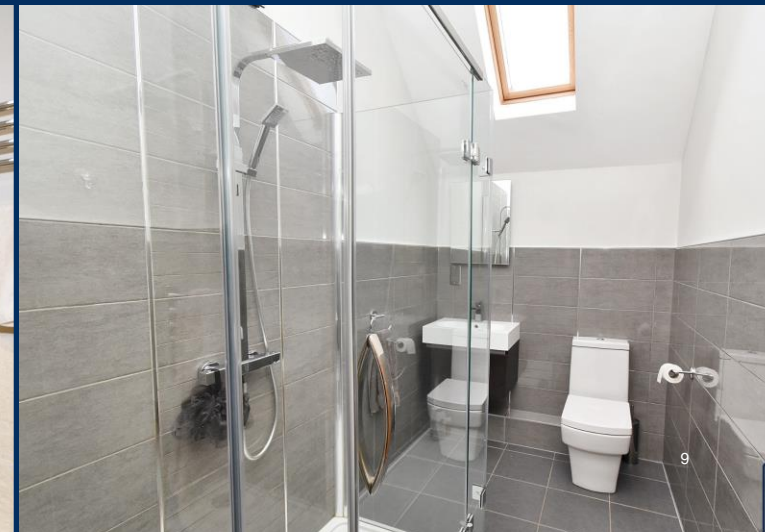
17' 11" x 14' 8" (5.46m x 4.47m) Having engineered oak flooring, double glazed window to front elevation, double glazed double doors to the rear garden and stairs off to the First Floor's Second Landing.











FIRST FLOOR LANDING

10' x 5' 2" (3.05m x 1.57m) Accessed from the Entrance Hall with double glazed Velux window to the rear elevation, radiator and doors leading to the Master Bedroom, Bedroom 3 and Shower Room.

BEDROOM 3

12' 6" x 8' 8" (3.81m x 2.64m) With double glazed windows to front and rear elevations, radiator and access to a Mezzanine Area which is ideal for storage or occasional sleeping space.

SHOWER ROOM

9' 4" x 5' 3" (2.84m x 1.6m) With glazed shower cubicle with drench and hand held shower, half tiled surround, vanity wash hand basin, low level WC, heated towel rail, tiled floor with under floor heating and Velux window to rear elevation.

MASTER BEDROOM

14' x 12' 8" (4.27m x 3.86m) With two double glazed windows to front elevation, double glazed window to rear elevation, vaulted ceiling, wall lighting, radiator and steps leading to the En-Suite Bathroom.

DRESSING ROOM / BEDROOM 4

10' 0" x 9' 1" (3.05m x 2.74m) With double glazed window to rear elevation, radiator, a range of fitted wardrobes and vaulted ceiling.

EN-SUITE BATHROOM

12' 7" x 7' 1" (3.84m x 2.16m) With contemporary suite to include a double ended bath with mixer taps, glazed shower cubicle with drench and hand held shower, low level WC and 'his' and 'hers' vanity wash hand basins, heated towel rail, tiled floor with under floor heating, fully tiled walls, Velux windows to front and side elevations and door leading to the En-Suite Shower Room.

EN-SUITE SHOWER ROOM

10' 2" x 4' 6" (3.1m x 1.37m) With double shower cubicle with drench and hand held shower, vanity wash hand basin and low level WC, heated towel rail, tiled floor with under floor heating, half tiled surround, Velux window to front elevation and connecting door to Bedroom 2.

BEDROOM 2

12' 8" x 10' 5" (3.86m x 3.18m) With two Velux windows to front and rear elevations, radiator and door leading to the Second Landing.

SECOND LANDING

Accessed from the Family Room.

ANNEXE BEDROOM

14' x 9' (4.27m x 2.74m) With double glazed entrance door, double glazed window to rear elevation, electric wall heater, one wood panelled wall with shelving and door leading to the En-Suite.

ANNEXE EN-SUITE SHOWER ROOM

9' 1" x 4' 11" (2.77m x 1.5m) With walk-in shower, drench and hand held shower, splash tiled surround, tiled floor, low level WC, vanity wash hand basin and electric towel rail.

DOUBLE GARAGE

19' 11" x 19' 5" (6.07m x 5.92m) With two up and over doors, light, power, two double glazed windows to the rear elevation, double glazed door to the side and eaves storage.

GROUNDS

Electric sliding gates with a pull-in bay lead to the tarmac driveway which, in turn, leads to a substantial gravelled driveway providing parking for numerous vehicles.

The grounds are total enclosed within a perimeter fence and extend to approximately 1 acre (STS) which are principally laid to lawn to the front, sides and rear with flower/shrub beds and borders.

The rear garden is set into four tiered areas with central brick edge steps offering access to all tiers, established pond, private flagstone patio and gated access to a further private gravelled garden with raised beds and lighting, outside tap, Grant Aeron 3 Air Source Heat Pump.

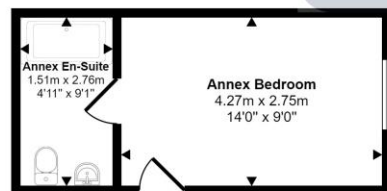
Approx Gross Internal Area
192 sq m / 2072 sq ft



Ground Floor
Approx 92 sq m / 993 sq ft



First Floor
Approx 84 sq m / 903 sq ft



Annexe
Approx 16 sq m / 176 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.

