



**The Farmstead Maplebeck Road, Caunton,
NG23 6AS**

Asking Price £595,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

The Farmstead comprises a detached 4 bedroomed family house together with a range of outbuildings, gardens, paddock/wildlife area, a small spinney and a trout stream running across the northern boundary. The property has a rural location close to Cauntton Village and 6 miles from Newark.

The well designed and practical accommodation extended in recent years comprises on the ground floor; lounge, inner hall, dining room, kitchen and utility room. There is a corridor to ground floor bedroom numbers one, two and three together with the family bathroom. The first floor provides a landing, principal bedroom and bathroom. There is a range of 4 existing outbuildings to the rear of the property. Planning permission is granted for proposed alterations and extensions to the existing dwelling, demolition of the existing outbuildings and the erection of a single replacement outbuilding.

The property is situated approximately 6 miles west of Newark, with frontage to Maplebeck Road, a country lane, and return frontage to the A616 trunk road. The village settlement is within close proximity. Here there are a range of amenities including the Dean Hole Primary School, The Cauntton Beck public house and restaurant, The Plough Inn and the Cauntton Lawn Tennis Club.

The village is ideally situated for commuting to Newark, Southwell, Mansfield and Nottingham. There are railway services from Newark Northgate to London Kings Cross providing journey times of just over 75 minutes. The Minster School at Southwell, a Church of England Academy and Trust provides intakes from year 7 and education moving to sixth form. This highly regarded school is sought after in the area for children's education.

Construction of the property is believed to date back to the 1930's, an original timber framed building with cladding, subsequently a brick skin and cavity constructed, and later conventionally built extensions to the property.

The following accommodation is provided:

GROUND FLOOR

MAIN ENTRANCE



Straight into the Kitchen, corridor with cupboard under the stairs.

LOUNGE

23'10 x 14'9 (7.26m x 4.50m)



Log burner, pine floors, 2 sets of uPVC French windows and 2 wood framed double glazed windows. 2 radiators.



DINING ROOM

14' x 11'7 (4.27m x 3.53m)



Pine floor, centre opening doors, 2 radiators.

KITCHEN

10' x 9'10 (3.05m x 3.00m)



Base cupboards, wall cupboards, working surfaces, free standing oven, tiled floor.

UTILITY ROOM

6'4 x 5'11 (1.93m x 1.80m)

Grant oil fired central heating boiler.

HALLWAY



With cupboard under the stairs.

BEDROOM TWO

12'8 x 9'5 (3.86m x 2.87m)



Pine floor, radiator.

BEDROOM THREE

12'8 x 9'11 (3.86m x 3.02m)



Dual aspect. Radiator.

BEDROOM FOUR

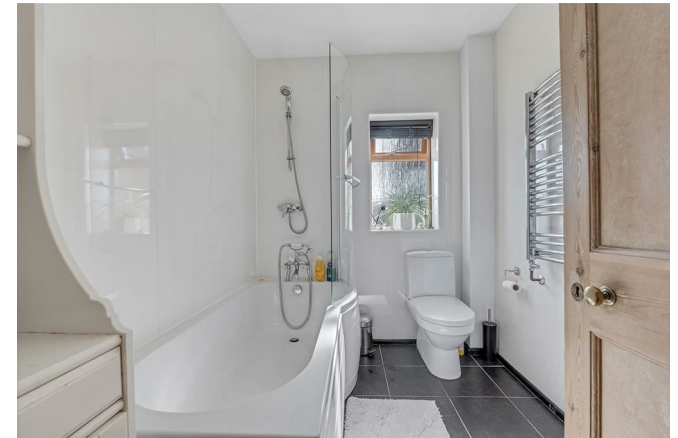
11' x 9'8 (3.35m x 2.95m)



With radiator.

GROUND FLOOR BATHROOM

7'5 x 6'4 (2.26m x 1.93m)



Bath with shower attachment, basin and low suite WC. Chrome heated towel rail, tiled floor.

FIRST FLOOR

LANDING



With built in cupboards and wardrobes.

BEDROOM ONE

14'7 x 13' (4.45m x 3.96m)



Gable wall, eaves storage space and radiator.

BATHROOM

8'5 x 6'5 (2.57m x 1.96m)



Bath with shower over, basin, low suite WC, chrome heated towel rail, tiled floor, Velux roof light.

OUTSIDE



Gardens surround the house with lawns and various shrubs. There is a driveway, turning area and parking space. Vegetable garden.





NISSEN HUTS/OUTBUILDINGS



A range of 2 Nissen Huts and 2 breeze block buildings.

WILD AREA



For nature and conservation. Small spinney and frontage to The Beck, a noted trout stream.



REAR VIEW OF THE PROPERTY



SERVICES

Mains water and electricity are connected to the property. Drainage is by means of a septic tank.

TOWN AND COUNTRY PLANNING

Planning permission is granted under Newark and Sherwood District Council reference 24/ 02143/HOUSE for proposed alterations and extensions to existing dwelling, demolition of existing outbuildings and erection of a single replacement outbuilding. Documents and plans are available to view on the Newark and Sherwood District

Planning Website portal.
<https://www.newark-sherwooddc.gov.uk/planningdecisions/>

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

NOTE

The vendors previously granted a Licence To Occupy to Seven Trent Water the area of land south and east of the existing outbuildings. This licence has expired. The vendors have subsequently been approached by Seven Trent Water to purchase this area of land whilst to date no formal proceedings have taken place.

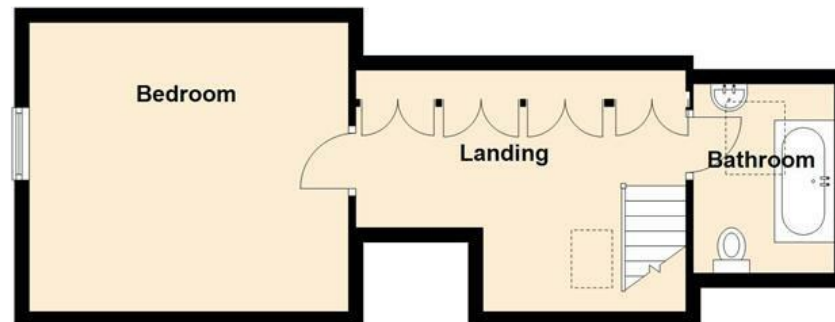
Ground Floor

Approx. 112.4 sq. metres (1210.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 148.5 sq. metres (1598.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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