



Manor Farm Great North Road, Cromwell,
Newark, NG23 6JE

Offers In Excess Of £600,000

Tel: 01636 611 811

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

Situated in the well served village of Cromwell, near Newark, this stunning detached Georgian period farmhouse offers a unique blend of classic charm and modern living. With an impressive six bedrooms, this property is perfect for families seeking ample space and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to three generous reception rooms, including a spacious lounge, a family room, and a dining room, all designed to accommodate both relaxation and entertaining. The well-appointed kitchen has bespoke solid wood units, accompanied by a utility room, laundry room and a convenient shower room, ensuring that daily living is both practical and enjoyable.

The first floor offers six well proportioned bedrooms, with the master suite, four additional bedrooms and a family bathroom. Bedroom 6 is accessed by a separate staircase offering potential for multi-generational living or use as a home office. There is also an additional shower room.

Outside, the property is equally impressive, featuring brick-built outbuildings that include a garage and workshop, perfect for hobbies, vehicle maintenance or additional storage. The expansive driveway can comfortably accommodate up to eight vehicles, providing convenience for family and visitors alike.

The secluded gardens are enclosed and well screened, offering lawned area and patio terraces. This country home not only provides a peaceful retreat but also presents an exceptional opportunity for those seeking a spacious and versatile living environment. With its rich history and modern amenities, this Georgian farmhouse is a rare find that promises to be a cherished family home for years to come.

Cromwell is a charming village located just six miles from Newark and easily accessed from the A1 dual carriageway. Village amenities include an active village hall, the Milestone Brewery which uniquely offers a tap room and private beer garden with heated, sheltered seating areas hosting events visited by a variety of food vans when

available. The local fuel station, with convenience store, is accessible from the village. There are fishing lakes and miles of surrounding countryside accessible by footpaths, bridleways and country lanes connecting to nearby villages, in particular Cromwell Lock. Primary schools can be found at the neighbouring villages of Norwell and Sutton on Trent. The Tuxford Academy secondary school, rated good by Ofsted, being just six miles away. Sutton on Trent (2 miles) has amenities including a Co-op store, deli and cafe, the Lord Nelson pub/restaurant, two hairdressers and a doctor's surgery. Newark, Lincoln, Doncaster and Leeds are well within commuting distance. Fast trains are available from Newark Northgate railway station connecting to London King's Cross with a journey time of around 75 minutes.

The property is likely to be Georgian and date back to the late 1700s. Constructed of brick with ornate corner stones under a slate roof covering. The central heating system is oil fired and a new boiler was installed in 2021, the central heating can be controlled by remote hive controls. New uPVC double glazed sash windows with wood grain effect to the frames were installed c.2018. There are a range of brick and pantile outbuildings comprising of a workshop and garage constructed of brick elevations under a pan tile roof covering, to which a new roof was added in 2017. The house offers living accommodation over two levels. This can be described in more detail as follows:

GROUND FLOOR

FRONT ENTRANCE HALL

13'7 x 5'11 (4.14m x 1.80m)



Wooden period front entrance door leading to the hallway which has a Minton style ceramic tiled floor with black and white diamond shaped tiles. There is a traditional style radiator, moulded ceiling cornice, staircase leading to first floor, double glazed light over front door, wooden sliding door leading to rear entrance lobby with quarry tiled floor, composite triple glazed side door leading to a storm porch and the driveway.

LOUNGE

13'9 x 13'4 (4.19m x 4.06m)



UPVC double glazed box sash window to front elevation with original vertical sliding wooden shutters beneath, fireplace with wooden fire surround and a slate tiled hearth housing wood burning stove forming the focal point to the room, moulded ceiling cornice.



FAMILY ROOM

13'11 x 13'8 (4.24m x 4.17m)



Two traditional style radiators, uPVC box sash window to front elevation with original vertical wooden shutters beneath, solid wood flooring, cast iron open grate fireplace with wooden fire surround and tiled hearth. Eight fitted wooden wall shelves in fireplace recesses.

DINING ROOM

14'10 x 14'7 (4.52m x 4.45m)



Two uPVC double glazed windows to the side elevation overlooking the garden with original sliding wooden shutters, brick fireplace incorporating herringbone design

brickwork and quarry tiled hearth housing a Aarrow Multi-fuel stove, useful under stairs wall cupboard with shelving and quarry tiled floor.

KITCHEN

12'10 x 10'8 (3.91m x 3.25m)



Fitted with hand made solid wood kitchen units comprising base cupboards with drawers and wine rack, wall mounted cupboards and plate rack, granite working surfaces. Belfast sink with mixer tap and tiling to splashbacks. Two built in cupboards with shelving in the fireplace recess, matching wooden fireplace surround. The fireplace houses a Rangemaster cooking range with liquid propane gas fired hob and electric ovens, integral dishwasher. Tiled splashback to the rear of the fireplace, uPVC double glazed French doors to the side elevation give access to the garden, uPVC double glazed window to the rear elevation. Halogen ceiling lights, stone effect ceramic tiled flooring.



LARDER

9'11 x 8'5 (3.02m x 2.57m)



Original built in cold shelf and two wall mounted wooden shelves. UPVC double glazed window, quarry tiled floor, space for an American fridge/freezer, wall mounted wooden plate racks to one wall.

UTILITY

12'3 x 9'2 (3.73m x 2.79m)



UPVC double glazed window to side elevation, composite side entrance door with triple glazed light, former fireplace recess, built in store cupboard with pine doors, exposed brick walls, quarry tiled floor and Belfast sink resting on a brick built stand. Wooden drainers/working surfaces, plumbing for washing machine, space for dryer and a door leading to the back staircase which gives access to the separately accessed first floor bedroom/home office.

SHOWER ROOM

9'4 x 4'2 (2.84m x 1.27m)



Fitted with a white suite comprising pedestal wash hand basin and low suite WC. It has a double shower cubical with tiled walls, sliding glass screen doors and wall mounted shower over. Traditional style heated chrome towel radiator, ceramic tiled wall, part tiled walls with mosaic tile border. Tiled vanity shelve, uPVC double glazed rear facing window.

FIRST FLOOR

LANDING

17'11 x 5'8 (5.46m x 1.73m)



(maximum measurement including stairwell)
The main staircase rises from the entrance hall to first floor level. Attractive period arch reveal, traditional style radiator, uPVC double glazed box sash window to front elevation, study area with space for a desk, ideal for those who work from home.



REAR LANDING

18'6 x 3'2 (5.64m x 0.97m)

Connecting to the bedrooms at the rear of the house, loft access hatch with fold down ladder, The roof space is insulated and has a boarded floor.

BEDROOM ONE

14'2 x 13'6 (4.32m x 4.11m)



Wall mounted Argo air conditioning and heating unit, picture rail, traditional style radiator. UPVC double glazed box sash window to front elevation, original cast iron fireplace and grate with stone fire surround and a slate hearth.



BEDROOM TWO

14'1 x 13'11 (4.29m x 4.24m)



UPVC double glazed box sash window to front elevation, traditional style radiator and picture rail.

BEDROOM THREE

10'10 x 9'3 (3.30m x 2.82m)



UPVC double glazed window to the side elevation overlooking the gardens, wall mounted Argo air conditioning and heating unit, traditional style radiator.

BEDROOM FOUR

10'11 x 7'4 (3.33m x 2.24m)

UPVC double glazed window to side elevation overlooking

the garden, traditional style radiator and wall mounted shelving.

BEDROOM FIVE/ DRESSING ROOM

14'6 x 5'5 (4.42m x 1.65m)



(measured to wardrobe front)

Traditional style radiator, uPVC double glazed window to side elevation overlooking the garden. Range of four double fitted wardrobes with pine effect doors.

FAMILY BATHROOM

9'11 x 8'4 (3.02m x 2.54m)



(plus 4'10 x 3'10)

Two uPVC double glazed windows to the side elevation,

traditional style white bathroom suite including low suite WC, pedestal wash hand basin, cast iron roll top slipper bath set on a raised wooden floor area, built in vanity cupboard and recessed glass shelving. Shower enclosure with screen door, tiled walls, overhead shower. Traditional style heated towel rail, part vaulted ceiling.

BEDROOM SIX/HOME OFFICE

13'9 x 10'9 (4.19m x 3.28m)

(plus recess measuring 5'6 x 3')



Accessed by a second staircase from the utility room.

UPVC double glazed windows to side and rear elevation, brick fireplace and slate hearth housing a Morso wood burning stove. traditional style radiator, high part vaulted ceiling with beam. . Ideal for those who work from home and require a separate work space or offering potential to create an annex suitable for multi-generational family living.

OUTBUILDINGS

There is a range of outbuildings constructed of brick elevations under a pantile roof covering which was re-roofed in 2017 including:

WORKSHOP

13'9 x 7'8 (4.19m x 2.34m)

Lockable metal security door, power and light connected, built in work bench, loft space. There is an opening connecting to garage.

LOFT SPACE

13' x 7'11 (3.96m x 2.41m)

A useful storage space with light.

GARAGE

16' x 12'10 (4.88m x 3.91m)



Electrically operated roller shutter door giving access to the driveway, 16 ceiling mounted LED downlights, power points, wooden ladder giving access to a further loft storage space with boarded floor, multiple double power points and LED downlights.

FRONT GARDEN AND DRIVEWAY



There is a brick boundary wall with wrought iron rails

along the front of the property, electrically operated metal entrance gates incorporating a bespoke sign with the house name Manor Farm. This gives access to the gravelled driveway which has ample parking for up to eight vehicles, Hypervolt 3.0 electric vehicle charging point.

There is a garden to the front of the house which is laid to lawn, blue brick pathway and stone steps leading to the front door, flagstone forecourt leading to storm porch, side entrance door and door giving access to the utility room. Metal case housing the external oil fired Worcester central heating boiler fitted in 2021. To the rear of the house there is a paved pathway and and gravelled LPG storage, metal shed, brick wall and wooden gate giving access to the rear garden.

GARDENS



There are enclosed and secluded gardens located to the side of the house with lawned gardens extending from the front through to the rear boundary. The gardens are mainly laid to lawn and planted with a variety of trees including pear, plum and twisted willow. Raised garden pond with filter system, paved patio terrace connecting to the side of the house and a set of French doors accessed from the kitchen. The garden is part divided by a wooden slatted fence. There is a gravelled area with timber built open bay log storage sheds.

To the rear of the garden is a modern raised composite decking terrace complemented by a composite fence providing a privacy screen to the rear boundary. Adjacent to the decking is a Juliana 7' x 9' aluminium Greenhouse (installed in 2022). Wooden trellis fencing to the side. The enclosure is complete by a wooden slatted fence along the rear boundary and hedgerows running along the side and to the front boundary. This secluded garden makes an ideal outdoor entertaining space and safe play area for young children.



SERVICES

Mains water, electricity and drainage are all connected to the property. The central heating system is oil fired with a modern Worcester boiler fitted in 2021.

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.

COUNCIL TAX

The property comes under Newark and Sherwood district Council Tax Band F.



GARAGE

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	77
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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers