



43 Farndon Road, Newark, NG24 4SQ

Price Guide £350,000 - £375,000

Tel: 01636 611 811

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

Guide Price £350,000 - £375,000 Situated on Farnon Road, just one mile from Newark Town Centre, this charming Four Bedroom detached farmhouse offers a unique blend of period features and modern living. Set within approximately One Acre of established gardens, the property has an enviable frontage to the picturesque River Devon, providing a serene backdrop for your daily life.

Upon entering, you are greeted by a spacious open-plan dining kitchen, perfect for family gatherings and entertaining guests. The conservatory invites natural light, creating a warm and welcoming atmosphere, while overlooking the gardens. The living room, study, and office provide ample space for relaxation and productivity, while the family bathroom caters to the needs of the household.

The first floor features four well-proportioned bedrooms, along with a convenient boxroom, ensuring plenty of space for family and guests alike. The property also benefits from parking for two vehicles, making it practical for everyday living.

In addition to the main house, a range of brick and pantile outbuildings surround a charming courtyard. These versatile spaces include a barn, workshop, and studio, all of which present exciting opportunities for conversion into a multi-generational living annexe or additional leisure facilities.

This delightful farmhouse is not just a home; it is a lifestyle choice, offering tranquillity, space, and the potential for further development. With its beautiful gardens and river frontage, this property is a rare find in the heart of Newark. Do not miss the chance to make this enchanting farmhouse your own.

Farndon Road is ideally situated within a mile of excellent local amenities, including shops, schools, and Newark town centre. Nearby supermarkets include Morrisons, Asda, Waitrose, and Aldi, along with a recently opened M&S food hall. Newark's attractive town centre is centred around its mostly Georgian Market Square, which hosts regular markets and offers a charming mix of independent shops, boutiques, bars, restaurants, and cafés. A newly

opened Waterstones in 2025 has added a welcome new dimension to the town's retail scene.

For recreation, the adjacent Sconce and Devon Park offers pleasant walking trails, a riverside walk, a children's play area, and the popular Rumbles Café.

Newark is also well connected, with Northgate Station providing fast rail services to London King's Cross in around 1 hour 15 minutes, and Castle Station offering links to Nottingham, Lincoln, and Leicester. The A1 and A46 dual carriageways are both easily accessible.

The town benefits from highly regarded primary and secondary schools and a General Hospital, making it an excellent location for families and commuters alike.

This property is constructed of brick elevations under a pantiled roof covering. The central heating is gas fired. The living accommodation is laid out over two levels and is described in further detail as follows;

GROUND FLOOR

OPEN PLAN DINING KITCHEN

DINING AREA

15'10 x 9' (4.83m x 2.74m)



UPVC double glazed bi-fold patio doors, wood effect ceramic tiled flooring. Part glazed wooden door leading to the courtyard. Open plan to kitchen.

KITCHEN

13'2 x 8'3 (4.01m x 2.51m)



Continuation of the wood effect ceramic tiled floor. Range of modern gloss finish kitchen units include base cupboards and drawers with working surfaces over, inset stainless steel one and a half bowl sink and drainer, mixer tap and water filter. Eye level wall mounted cupboards. Integral appliances include gas hob, Zanussi electric double oven. Tiling to splashbacks.

UTILITY SPACE

6'3 x 4'7 (1.91m x 1.40m)

Wall mounted Glow Worm gas central heating boiler. Plumbing and space for automatic washing machine.

CONSERVATORY

9'1 x 8'1 (2.77m x 2.46m)

A wooden double glazed conservatory with polycarbonate roof built on a brick base. Ceramic tiled floor, door giving access to the rear garden and door leading to:

GREENHOUSE

19'11 x 5'7 (6.07m x 1.70m)

(plus 7'9 x 7'3)

Built on a brick base, wood framework with glazed units and polycarbonate roof.

LIVING ROOM

14'4 x 12'11 (4.37m x 3.94m)



Brick arch fireplace with quarry tiled hearth housing a Villager wood burning stove. Door giving access to back staircase giving access to first floor. Radiator, French doors to the side elevation giving access to greenhouse.



STUDY

12'112 x 10' (3.66m x 3.05m)



Radiator, uPVC double glazed window overlooking the garden.

INNER HALL

Wooden staircase leading to first floor with window overlooking the garden in the stairwell, radiator.

FAMILY BATHROOM

9'3 x 6' (2.82m x 1.83m)



Fitted with a white suite comprising panel bath, pedestal

wash hand basin and low suite WC. Double shower cubicle with glass screen, wall mounted electric Triton shower over. Ceramic tiled floor, extractor fan. Heated towel rail, fully tiled walls.

OFFICE

10'x 11'8 (3.05mx 3.56m)



Brick built fireplace, window overlooking the garden, radiator.

FIRST FLOOR

LANDING

With wooden floor and balustrade.

BEDROOM ONE

12'9 x 10'1 (3.89m x 3.07m)



Radiator, window overlooking the garden, laminate floor covering.

BOX ROOM

9'5 x 6' (2.87m x 1.83m)

Airing cupboard housing hot water cylinder.

BEDROOM TWO

12'11 x 10' (3.94m x 3.05m)



UPVC double glazed window to front elevation, radiator, vaulted ceiling. Door connecting to Bedroom three.

BEDROOM THREE

13'2 x 6'9 (4.01m x 2.06m)



UPVC double glazed window overlooking the garden, radiator. Door connecting to a small landing area and the back staircase.

BEDROOM FOUR

10'2 x 7'2 (3.10m x 2.18m)

Dual aspect room with two uPVC double glazed windows. Door giving access to small landing and the back staircase.

OUTSIDE

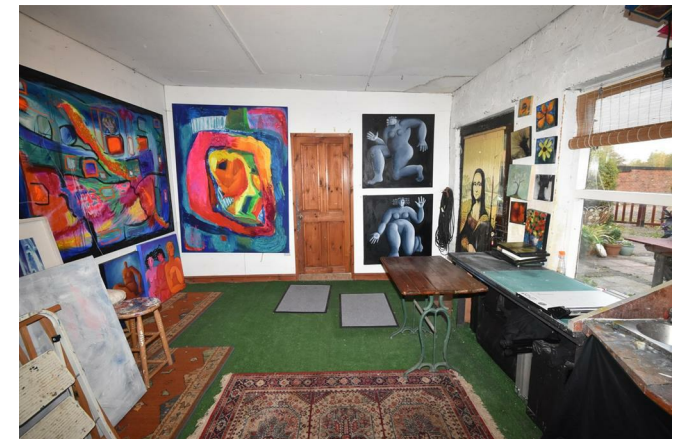
OUTBUILDINGS



A range of brick and pantile outbuildings connect to the main house and offer potential to extend the footprint of the living accommodation, create work from home space or an annexe suitable for multi-generational family living. The house and outbuildings are arranged around a pleasant courtyard with gated access. The outbuildings can be further described as follows:

WORKSHOP

18'1 x 12'9 (5.51m x 3.89m)



Ceramic tiled floor, stable door giving access to the

courtyard, connecting door to the office in the main house.

STUDIO

14'2 x 12'6 (4.32m x 3.81m)



Two double glazed windows.

BARN

34'8 x 12'3 (10.57m x 3.73m)

Centre opening wooden doors allowing vehicular access. Two windows and a door giving access to the courtyard. Power and light connected, access door to loft space proving further storage.

FREEZER ROOM

5'5 x 4'6 (1.65m x 1.37m)

With power and light connected.

WC

With high suite WC, wash hand basin, quarry tiled floor.

THE GARDENS



In all, the plot extends to 1.092 acres or thereabouts. The picturesque gardens lead down to frontage with the River Devon. There are a variety of different garden areas including a secluded area laid to lawn with paved patio and wooden gazebo over, brick built pizza oven, pond and water feature. Additionally there is an orchard with apple trees, soft fruit garden and vegetable plots. Hedgerows are planted along the front boundary to the roadside. A field gate leads to the driveway and there are a line of Poplar and Silver Birch trees along the boundary. Timber built garden shed and timber built summer house. The access driveway is shared with neighbouring property, No 41 Farndon Road, and this also gives access to hardstanding suitable for car parking.





TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

AGENTS NOTE

The property has been affected by river related flooding within the last five years.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

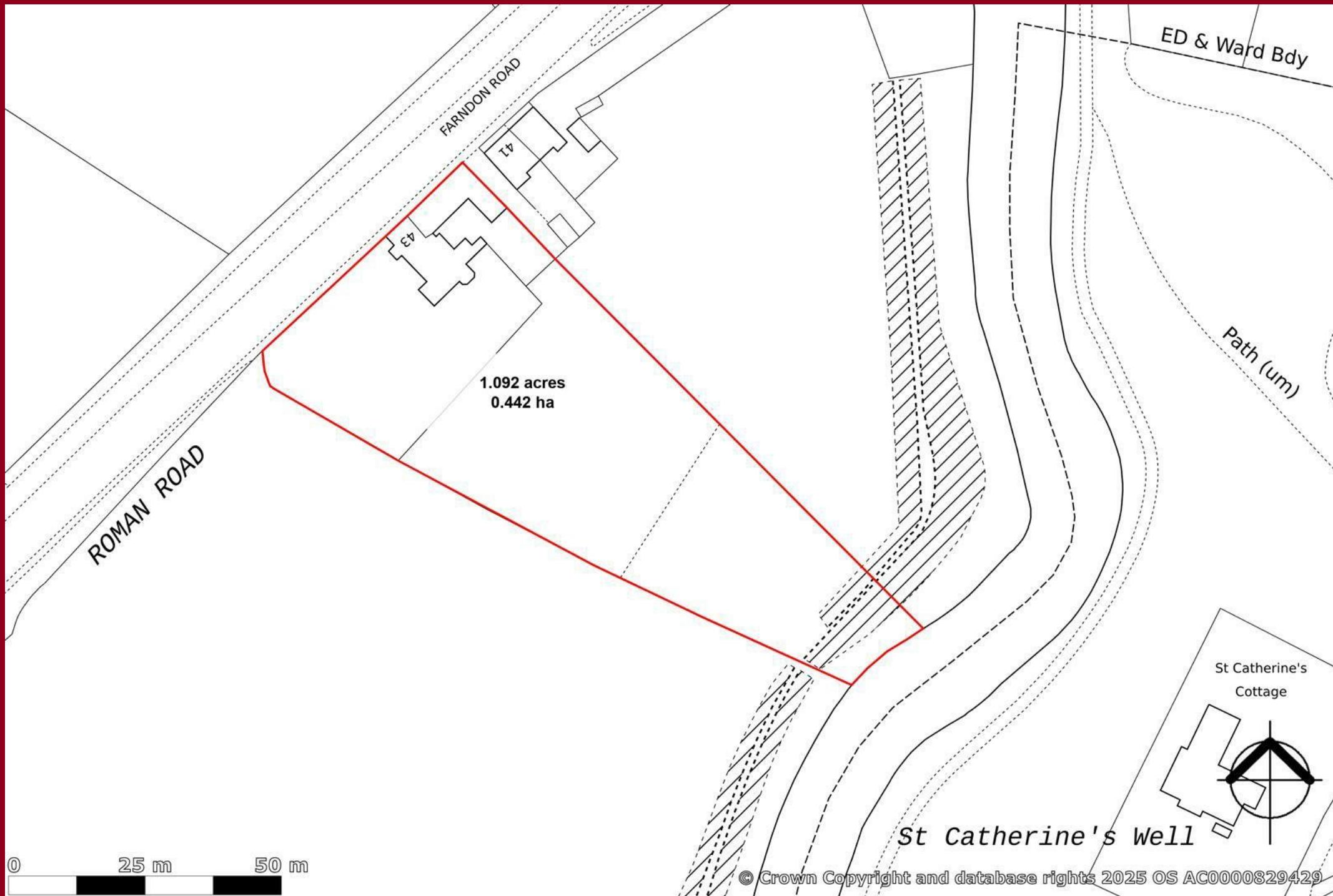
Vacant possession will be given on completion.

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.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.



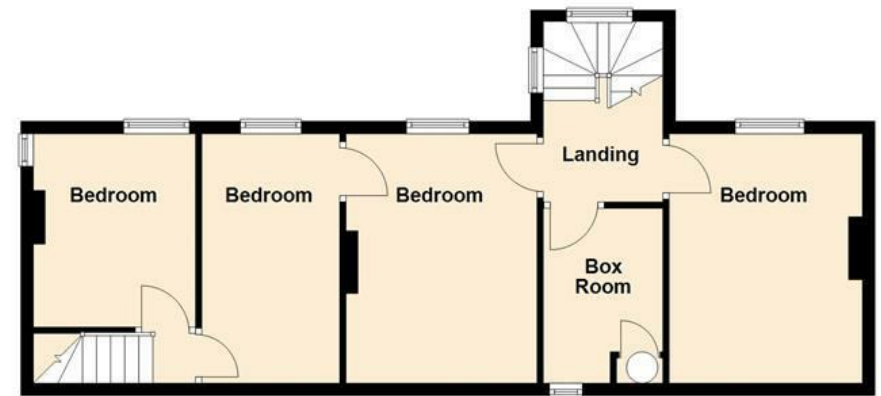
Ground Floor

Approx. 84.6 sq. metres (911.0 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



Total area: approx. 140.6 sq. metres (1513.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(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



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



Surveyors, Estate Agents, Valuers, Auctioneers