



Old Church Farm Norwell Road, Caunton,  
Newark, Nottinghamshire, NG23 6AF

Guide Price £600,000

Tel: 01636 611811

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



\*\*\*GUIDE PRICE £600,000 - £625,000\*\*\* A superb three storey, seven bedroom Regency farmhouse situated on a delightful plot with well established wrap around gardens and patio areas, located in this well served and sought after village location just 5 miles from Newark and 6 miles from Southwell.

The property offers well presented living accommodation which has the benefit of an oil fired central heating system. The accommodation comprises front hall, 21ft lounge with period fireplace and a wood burning stove, garden room, sitting room with fireplace and a wood burning stove, dining room with French doors and an oil fired Aga, kitchen fitted with a range of limed oak units, rear hall, utility room and WC.

Moving to the first floor, which can be accessed by two separate staircases, there is a landing, bedroom one with en-suite shower room fitted with a white suite and double shower cubicle. There are three further double bedrooms and a family bathroom and a rear landing with the back staircase leading to the kitchen.

From the main landing a staircase rises to the second floor, a landing and three large double bedrooms.

This delightful seven bedroom home offers large family living accommodation whilst retaining charm and character and potential to modernise.

Outside, the shared access leads to gates and a gravelled driveway providing ample off road car parking and delightful enclosed and well established gardens with patio terraces enjoying a good degree of privacy. Viewing is highly recommended.

Caunton village is a delightful village situated just 5 miles from Newark and 6 miles from Southwell. Village amenities include a primary school and two pubs. Excellent shopping facilities are available at nearby Newark which include a Marks and Spencer food hall and Waitrose, Asda, Morrisons and Aldi supermarkets. Fast trains are available from Newark Northgate railway station connecting to London King's Cross in approximately 1 hour 30 minutes.

There are good secondary schools at Newark and Southwell. The beautiful surrounding countryside offers walks accessed by public footpaths.

The property comprises a farmhouse attached to the Granary and constructed with brick elevations under a pantile roof. The main house dates back to circa 1830 and there is a 1960s single storey front bay extension to the property. The house provides ground floor, first floor and second floor accommodation together with a cellar compartment. The living accommodation can be described in more detail as follows:

## GROUND FLOOR

### FRONT ENTRANCE HALL

With wooden half glazed front entrance door, door leading to cellar.

### CELLAR

13' x 13' (3.96m x 3.96m)

Stairs leading down from the front entrance hall. This double bayed cellar houses the Potterton central heating boiler. There is a light and power connected.

### LOUNGE



21'8 x 13'9 (narrowing to 12'4) (6.60m x 4.19m (narrowing to 3.76m))

Two box sash windows to front elevation, two double panelled radiators, wooden period fire surround and

fireplace with stone hearth housing a wood burning stove. Two sash windows to side elevation.

## SITTING ROOM



13'11 x 15'4 (4.24m x 4.67m)

Exposed pine floorboards, two box sash windows to side elevation, original box sash internal window looking through to garden room. Attractive brick arch fireplace with tiled hearth housing a Klondike wood burning stove.

## DINING ROOM



16'11 x 14'1 (5.16m x 4.29m)

Brick fireplace housing the oil fired Aga which also provides hot water, ceramic tiled floor, double panelled

radiator, French door leading to patio terrace. Limed oak kitchen units comprising base units with working surfaces over, inset one and a half bowl drainer. There is tiling to the splashback, heavily beamed ceiling. Back staircase with storage cupboard below.

## KITCHEN



13'10 x 11'8 (4.22m x 3.56m)

Arch fireplace reveal featuring the original brick built bread oven with cast iron door, built in original floor to ceiling cupboards with pine doors, heavily beamed ceiling. Two windows to rear elevation. Range of fitted limed oak kitchen units comprising base cupboards and drawers, tiled working surfaces over, inset sink and drainer with mixer tap. Tiling to splashbacks. An electric point and space for a cooker, plumbing and space for an automatic washing machine. Wall mounted cupboards, convenience squared opening with wooden beam over leading through to the dining room.



## REAR ENTRANCE HALL

8'5 x 8'2 (plus 6'7 x 3') (2.57m x 2.49m (plus 2.01m x 0.91m))

Part glazed door to rear elevation, Quarry tiled floor, radiator, staircase rising to first floor level.

## CLOAKROOM/WC

Fitted with a wash hand basin and vanity cupboard below, low suite WC, tiling to splashbacks. Radiator, beamed ceiling, window to rear elevation.

## UTILITY/BOOT ROOM

6'2 x 5'5 (1.88m x 1.65m)  
Beamed ceiling and window.

## FIRST FLOOR

## LANDING

Radiator, staircase leading to second floor.

## REAR LANDING

L-shaped with back staircase connecting to the kitchen.

## BEDROOM ONE



13'11 x 13'10 (4.24m x 4.22m)

Box sash window and radiator.

## EN-SUITE SHOWER ROOM



8'6 x 7'5 (2.59m x 2.26m)

Fitted with a white suite comprising low suite WC and pedestal wash hand basin, double shower cubicle with Showerlux screen, tiled walls and wall mounted shower. Towel radiator, two fully tiled walls, loft access hatch and exposed wooden flooring.



## BEDROOM TWO



13'11 x 12'2 (4.24m x 3.71m)

Box sash window to front elevation and double panelled radiator.

## BEDROOM THREE



14' x 10'10 (4.27m x 3.30m)

Window to rear elevation, radiator, built in wooden cabinet.

## BEDROOM FOUR



13'8 x 11'10 (4.17m x 3.61m)

Vaulted and beam ceiling, radiator, Yorkshire sliding window to rear elevation.

## FAMILY BATHROOM



10'5 x 8'5 (3.18m x 2.57m)

Fitted with a white suite comprising pedestal wash hand basin, low suite WC, panelled bath with full tiling to splashbacks and a wall mounted electric Mira shower over, ceramic tiled floor, radiator, built in airing cupboard housing hot water cylinder.

## SECOND FLOOR

## LANDING

With staircase connecting from first floor landing.

## BEDROOM FIVE

13'10 x 13'11 (4.22m x 4.24m)

Two double glazed windows to side elevation, double panelled radiator.

## BEDROOM SIX

14'10 x 13'11 (4.52m x 4.24m)

Double glazed window to side elevation, double panelled radiator.

## BEDROOM SEVEN



16'11 x 13'10 (5.16m x 4.22m)

Double panelled radiator, two Velux roof lights and window to rear elevation.

## OUTSIDE



A shared driveway is accessed from Norwell Road and leads to a set of gates and the private gravel driveway which provides ample off-road parking for several vehicles.



## TENURE

The property is freehold.

## SERVICES

Mains water and electricity are connected to the property. Drainage is via a Klargestar septic tank installed circa 2021 shared with the neighbouring property, The Granary. There is no mains gas available in Cauntton village. The central heating system is oil fired with the Potterton boiler located in the cellar compartment.

## VIEWING

Strictly by appointment with the selling agents.

## POSSESSION

Vacant possession will be given on completion.

## MORTGAGE

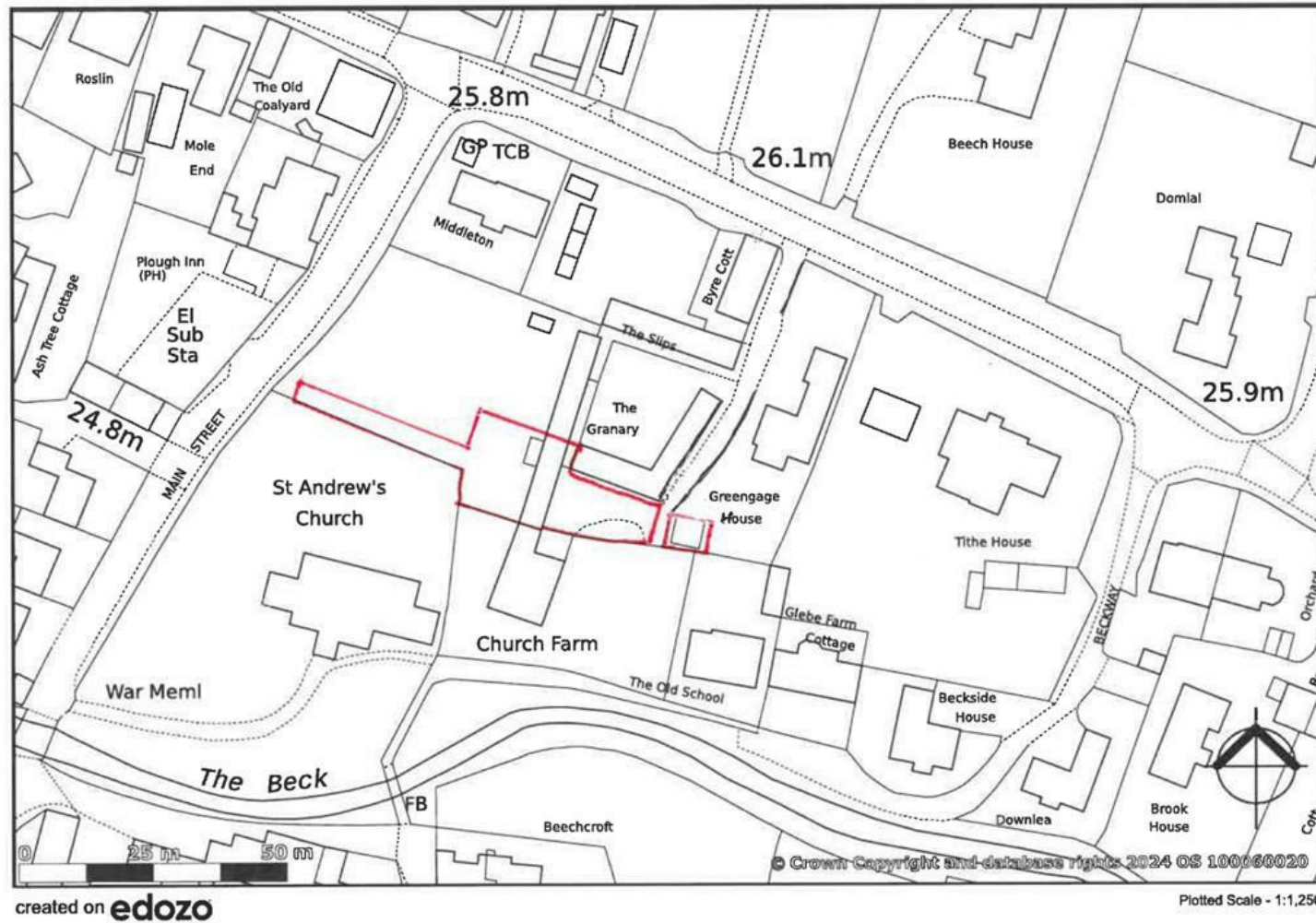
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## COUNCIL TAX

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



Old Church Farm, Norwell Road, Cauntun, Newark, NG23 6AF



Approximate Gross Internal Area  
3191 sq ft - 296 sq m



GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND 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. 2024







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(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 611811



**RICS**



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

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers