



West View Farm House, Collingham Road, Besthorpe, Newark

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 OLIVER REILLY



West View Farm House, Collingham Road, Besthorpe

- BEAUTIFULLY BESPOKE VICTORIAN FARM HOUSE
- UNIQUE NON-ESTATE SETTING WITH CIRCA 1 ACRE PLOT
- ELEGANT GF SHOWER ROOM & FIRST FLOOR BATHROOM
- MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN
- DETACHED GARAGE, OUTBUILDINGS & EXTENSIVE GATED DRIVEWAY
- SIX SUBSTANTIAL DOUBLE BEDROOMS
- OVER 2,500 SQUARE FT OF VERSATILE LIVING SPACE
- WONDERFUL 25FT TRIPLE-ASPECT LIVING ROOM
- BEAUTIFULLY MATURE GROUNDS WITH UNSPOILED OUTLOOK
- ARRAY OF ORIGINAL FEATURES THROUGHOUT. Tenure: Freehold. EPC 'D'

A HOME OF TRUE VICTORIAN DISTINCTION!
Words fail to replicate the magnitude of appreciation we have for this BEAUTIFULLY BESPOKE detached CHARACTER-FILLED HOME! Dating back to 1890. Conveniently positioned on the edge of the highly desirable and extremely well-served village of Collingham. Promising a taste of Village life, combined with an element of privacy and tranquility.
This substantial residence has been tastefully returned to its former glory!.. Steeped with a gorgeous-degree of original features, including high ceilings, skirting boards and Victorian fireplaces.
Despite the history and individuality, the property boasts a wealth of warmth and an excellent level of living flexibility, spanning over 2,500 square/ft. Perfect for any growing or multi-generational family. The copious accommodation comprises: Inviting reception hall, a generous 25FT TRIPLE-ASPECT living room, with French doors leading out to a lovely gravelled courtyard. A complementary ground floor shower room and a MAGNIFICENT HANDMADE OPEN-PLAN LIVING/ DINING KITCHEN.
The first floor provides FOUR DOUBLE BEDROOMS and an attractive family bathroom. The second floor enjoys TWO FURTHER DOUBLE BEDROOMS, both of which would represent a suitable master bedroom. Both with bespoke fitted shutters.
Externally, the property STANDS PROUD in the centre of a WONDERFULLY PRIVATE 1.1 ACRE PLOT. Surrounded by the idyllic countryside, majestic trees, captivating open views and delightfully mature wildlife friendly gardens.
The property is greeted by a sweeping gated/ gravelled driveway, ensuring EXTENSIVE PRIVATE PARKING for a variety of vehicles. There is a large detached garage and attached outbuildings. Equipped with power and lighting.
Further benefits of this alluring picture-perfect home include sash-style uPVC double glazing, oil fired heating and panoramic CCTV.
Picture yourself inside this PRESTIGIOUS home. Promising ELEGANCE ON A GRAND SCALE and a remarkable WOW FACTOR throughout!

Guide Price £695,000



RECEPTION HALL:	17'7 x 7'11 (5.36m x 2.41m)
TRIPLE ASPECT LIVING ROOM:	25'3 x 15'1 (7.70m x 4.60m)
CONTEMPORARY GROUND FLOOR SHOWER ROOM:	7'1 x 6'10 (2.16m x 2.08m)
GENEROUS OPEN-PLAN DINING KITCHEN:	25'2 x 15'6 (7.67m x 4.72m)
BOILER ROOM:	8'10 x 4'2 (2.69m x 1.27m)
GALLERIED FIRST FLOOR LANDING:	17'7 x 7'2 (5.36m x 2.18m)
BEDROOM THREE:	15'2 x 12'3 (4.62m x 3.73m)
BEDROOM FOUR:	15'2 x 12'1 (4.62m x 3.68m)
BEDROOM FIVE:	14'4 x 12'1 (4.37m x 3.68m)
Max measurements provided.	
BEDROOM SIX:	15'3 x 8'10 (4.65m x 2.69m)
FAMILY BATHROOM:	7'1 x 7'1 (2.16m x 2.16m)
SECOND FLOOR LANDING:	16'3 x 7'1 (4.95m x 2.16m)
MASTER BEDROOM:	18'6 x 14'3 (5.64m x 4.34m)
SECOND BEDROOM:	18'6 x 15'11 (5.64m x 4.85m)
DETACHED GARAGE:	20'1 x 13'4 (6.12m x 4.06m)
Of brick built construction with a pitched slate roof. Accessed via wooden double garage doors. Equipped with power, lighting and a separate electrical RCD consumer unit. There are two wooden side personal doors and a window to the right side elevation.	
ATTACHED OUTSIDE STORE:	13'4 x 2'10 (4.06m x 0.86m)
Of brick built construction. Ensuring useful external storage.	
ADDITIONAL EXTERNAL STORE:	8'8 x 4'10 (2.64m x 1.47m)
Of brick built construction. Providing further external storage.	





EXTERNALLY:

The property stands on a captivating non-estate plot. Spanning over 1 acre. The front aspect is greeted with a brick pillared, gated and sweeping gravelled driveway with an established laurel hedgerow, leading to the house. Promising AMPLE PRIVATE PARKING. Suitable for a variety of vehicles. This gives access to the bonded (1,300 litre) oil tank. The beautifully established front garden is laid to lawn. Hosting a variety of mature bushes, shrubs and trees. Including a weeping willow and horse chestnut. The Victorian-inspired, WEST-FACING rear garden has been thoughtfully designed and is also predominantly laid to lawn. French doors in the living room lead out onto a substantial gravelled courtyard, with external power socket. There are complementary gravelled pathways leading to a detached summer house (with power) and potting shed. There are alluring open-views to both the front and rear of the house, which encourage the local wildlife and birds.

Services:

Mains water and electricity are all connected. There is a private septic tank for drainage. The property also provides oil-fired central heating, sash uPVC double glazing throughout and a panoramic CCTV system.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Broadband Availability:

The vendors have confirmed that HIGH SPEED FTP Fibre broadband is connected directly to the house.

Approximate Size: 2,577 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached garage and outbuildings.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'F'

EPC: Energy Performance Rating: 'D'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is positioned on the outskirts of Collingham and the neighbouring village of Besthorpe. Ensuring ease of access onto the A1133, with links to Lincoln, Gainsbrough and Newark. The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

Viewing Arrangements:

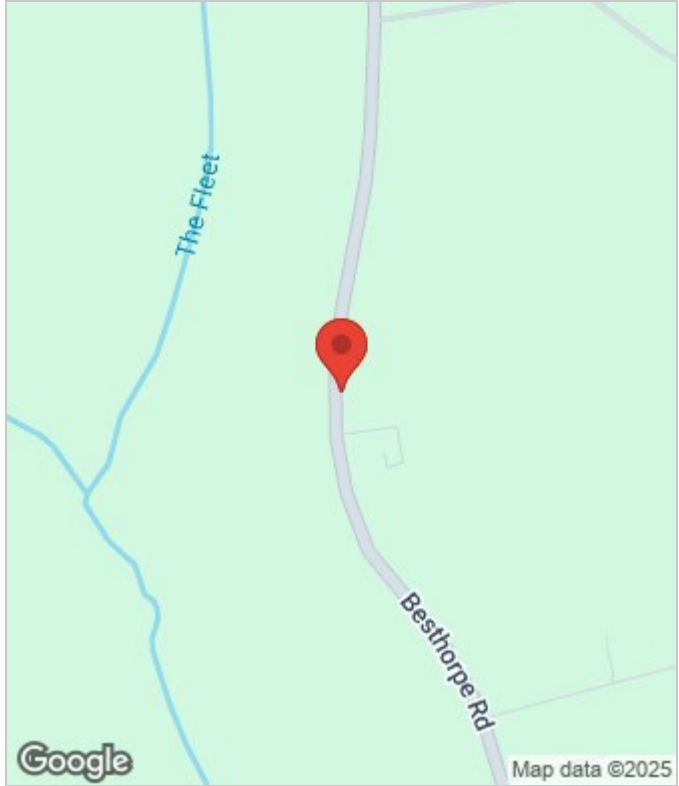
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

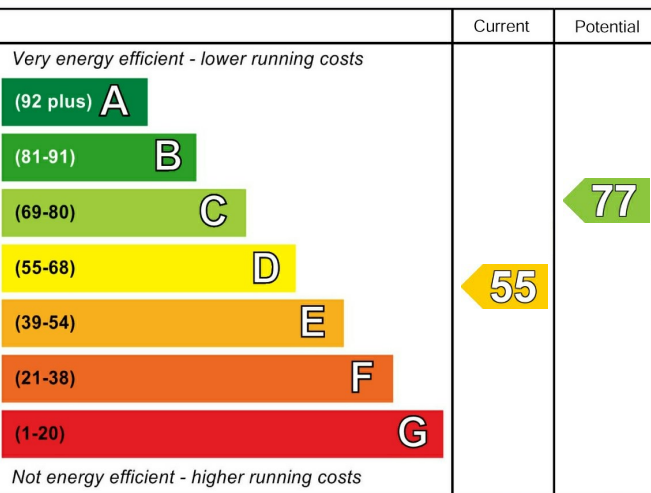
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.







Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

