

Beck House Thorpe Lane, Moorhouse, Newark, NG23 6LT

Offers In Excess Of £350,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A fine, characteristically, 19th Century Georgian farmhouse standing in grounds of 0.924 acre or thereabouts. The property has a delightful rural location with open farmland views.

The house is south facing with grounds surrounding. Attached to the property are two sizeable outbuildings.

General modernisation and refurbishment is required with potential for conversion of the mezzanine level floor and indeed the outbuildings subject to planning permission and building regulations.

The accommodation provides, on the ground floor, sitting room, dining room, farmhouse kitchen and half cellar. The first floor provides a landing with steps to a mezzanine attic. There are three double sized bedrooms and a mezzanine level bathroom.

Drainage is by a private treatment Klargester plant installed just over three years ago.

The delightful garden contains various trees and shrubs.

The small settlement of Moorhouse is situated approximately 12 miles north of Newark. Access points to the A1 dual carriageway are within 4 miles. Local amenities are available at Sutton on Trent and Tuxford. There are rail services from Newark Northgate to London King's Cross and the north. Access to the property is from Thorpe Lane. The property is subject to a right of way to The Barn.

The property is constructed of brick elevations under a rosemary tiled roof. The outbuildings are pantiled. Windows are single glazed. The property has an oil fired central heating system and the following accommodation is provided:

GROUND FLOOR

SITTING ROOM
13'10 x 13'7 (4.22m x 4.14m)



South facing, radiator, two exposed ceiling beams.

DINING ROOM
15' x 14' (4.57m x 4.27m)



Fireplace, front door, south facing window and two central ceiling beams. Radiator.

KITCHEN
15'4 x 14'4 (4.67m x 4.37m)



Heavily beamed ceiling, built in cupboard within the chimney breast. Base cupboards, wall cupboards and working surfaces incorporating a stainless steel one and a half sink unit. Radiator and Quarry tiled floor.

There are two steps from the kitchen down to a half cellar.

HALF CELLAR
13'6 x 8'4 (4.11m x 2.54m)



Stone thrawl and brick floor.

FIRST FLOOR

MEZZANINE FLOOR



Stairs to roof space.

MEZZANINE BATHROOM
14'2 x 9'7 (4.32m x 2.92m)



Close coupled WC, bath, shower with tiled surround and electric shower, radiator, panelled dado.

LANDING
Old doors with latches leading off and four steps to the mezzanine level attic, having potential for conversion to further bedroom accommodation

BEDROOM ONE
14'2 x 13'11 (4.32m x 4.24m)



South facing, radiator.

BEDROOM TWO
15' x 14'6 (4.57m x 4.42m)



South facing, radiator.

BEDROOM THREE
15'7 x 14'2 (4.75m x 4.32m)



East facing, radiator.

OUTSIDE

OUTHOUSE
13' x 12 (3.96m x 3.66m)



Brick and pantile construction, heavily beamed ceiling and loft above. Oil fired central heating boiler.

OUTHOUSE
13'9 x 7'3 (4.19m x 2.21m)

PVC bunded oil tank.

There are two lean to closets of brick and pantile construction.

Field gate entrance, gravelled parking and turning area.

The garden surrounds the property and extends to 0.924 acre or thereabouts.









RESTRICTIVE COVENANT
The property will be sold subject to a covenant restricting the use to one dwelling.

RIGHT OF WAY
A vehicular and pedestrian right of way is retained to the adjoining property known as The Barn.

PRIVATE DRIVEWAY MAINTENANCE
The owner of Beck House would be responsible for a share of the maintenance/upkeep of the roadway.

SERVICES
Mains water and electricity are connected to the property. There will be a separate metered water supply. Sewerage is by a private Klargester treatment plan installed just over 3 years ago.

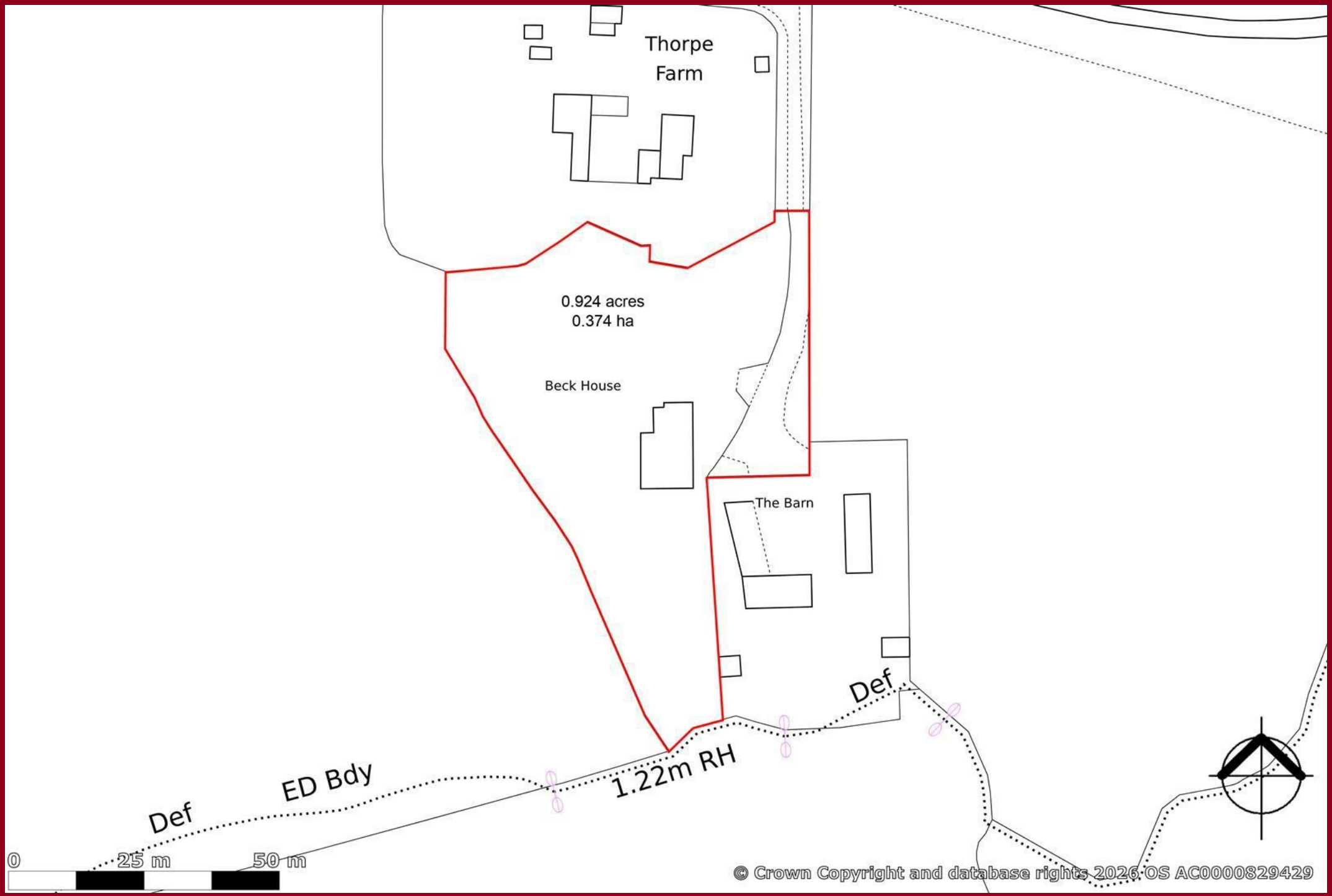
POSSESSION
Vacant possession will be given on completion.

VIEWING
Strictly by appointment with the selling agents.

TENURE
The property is freehold.

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.

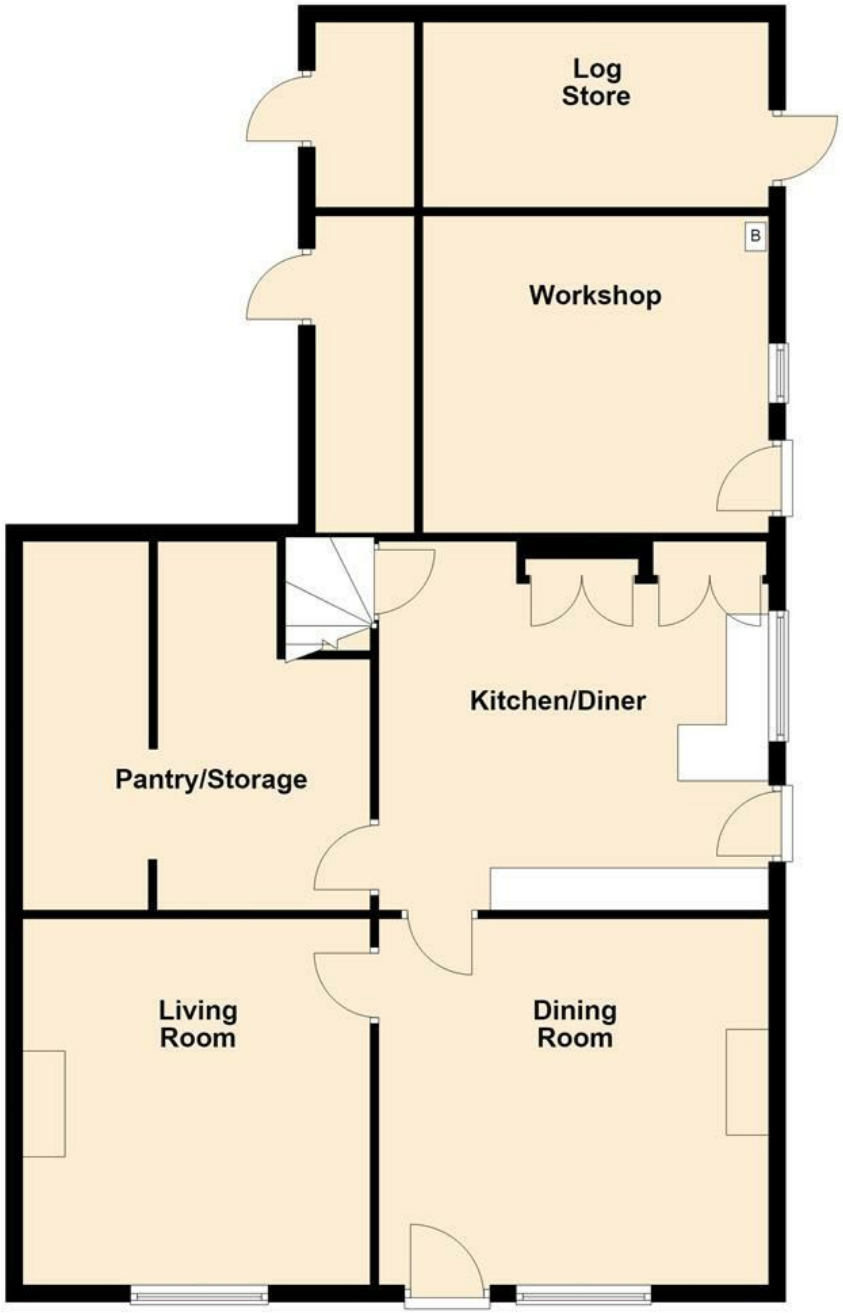
COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band D.


Thorpe
Farm
0.924 acres
0.374 ha
Beck House
The Barn
Def
ED Bdy
Def
1.22m RH
0
25 m
50 m
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Ground Floor

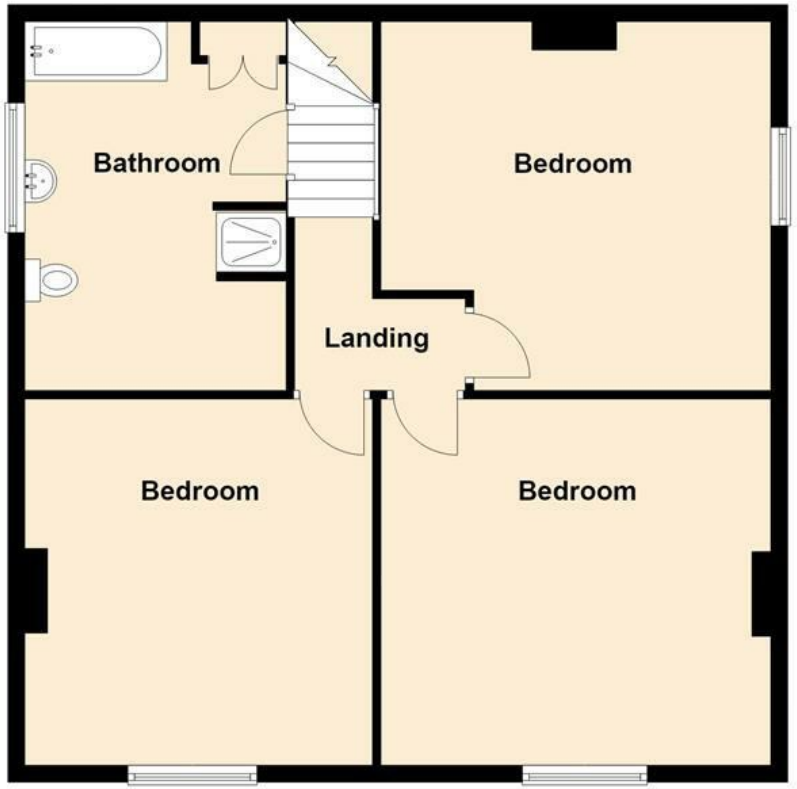
Approx. 77.5 sq. metres (833.7 sq. feet)

(excluding Workshop, Log Store, unnamed room, unnamed room)



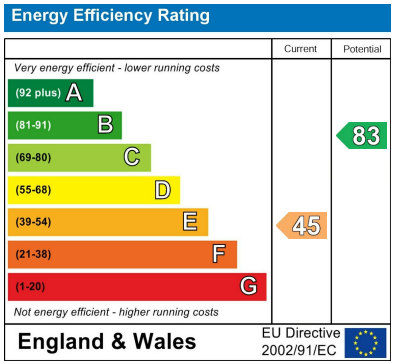
First Floor

Approx. 77.5 sq. metres (833.7 sq. feet)



Total area: approx. 154.9 sq. metres (1667.5 sq. feet)







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 firms 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.

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

RICS
The Property Ombudsman

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