

Yew Tree Farm Main Street, Egmanton, Newark, NG22 0EZ

£400,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An impressive late 19th-century three-storey farmhouse, offering spacious four-bedroom accommodation and occupying a prominent position within the village Conservation Area. The property boasts a substantial frontage onto Main Street, together with attractive gardens surrounding the house. Retaining a wealth of original character and charm, the property offers excellent scope for modernisation and improvement, presenting a rare opportunity to create a truly individual home. A characterful period property with tremendous potential, offering a fantastic opportunity for buyers looking to put their own stamp on a substantial village home. Early viewing is highly recommended!

The accommodation provides, on the ground floor, a porch entrance, entrance hall, living room, dining room, family room, office, kitchen and rear entrance porch. The first floor provides a landing with two double sized bedrooms, a family bathroom and separate WC. A wide and easy winding staircase leads to the second floor with Bedrooms Three and Four, both double size and each with gable windows. Externally there is an outbuilding with utility room, outside WC and freezer room. Central heating is oil fired with an external boiler. The windows are sealed unit double glazed in wood frames.

The village of Egmanton is an attractive place to live. There is a variety of period property, farmhouses and only small scale development within the village. Tuxford (2 miles) provides an excellent range of amenities including a primary school, the well regarded Tuxford Academy secondary school, local shops and a Co-operative supermarket. Access points to the A1 trunk road, north and south, are within 2 miles approximately. Newark on Trent is approximately 12 miles to the south and on the main East Coast railway line. Train services from Newark Northgate to London King's Cross are approximately 75 minutes.

The property is constructed with brick elevations under a slate roof. There is a later extension to the property with a flat mineralised felt covered roof. The following accommodation is provided:

GROUND FLOOR

PORCH ENTRANCE
With single glazed door.

ENTRANCE HALL
With staircase and cupboard under the stairs, radiator.

LIVING ROOM
15'3 x 15'2 (4.65m x 4.62m)



With brick fireplace surround, wood burning stove, and two radiators.

DINING ROOM
15'2 x 15' (4.62m x 4.57m)



With fireplace, inset tiled surround and Parkray open fire hob grate. Radiator.

FAMILY ROOM
13'9 x 5'3 (4.19m x 1.60m)
With dual aspect and radiator.

KITCHEN
13'9 x 13'8 (4.19m x 4.17m)



Fitted wall units, base units and working surfaces incorporating a stainless steel sink unit and drainer. Space for cooker. Tiled floor. Arched opening to the living room, radiator.

OFFICE
8'x 6'3 (2.44mx 1.91m)
(indoor and no external window)

Fitted cupboards and radiator.

REAR ENTRANCE PORCH
With tiled floor.

FIRST FLOOR

LANDING
With radiator.

BEDROOM ONE
15'5 x 15' (4.70m x 4.57m)



Radiator and built in cupboard.

BEDROOM TWO
15' x 15'3 (4.57m x 4.65m)



With radiator.

BATHROOM
8'9 x 6' (2.67m x 1.83m)



Bath, basin, built in airing cupboard containing the hot water cylinder and immersion heater. Radiator.

SEPARATE WC
With low suite WC, shower cubicle with electric shower. Radiator.

SECOND FLOOR

A winding staircase leads to the second floor.

LANDING
With Velux roof light.

BEDROOM THREE
15'3 x 15' (4.65m x 4.57m)



With radiator and gable window.

BEDROOM FOUR
15' x 15' (4.57m x 4.57m)



With two gable windows and radiator.

OUTSIDE



Close to the main house, and adjacent to a small yard area, are the outbuildings constructed of brick elevations under a pantiled roof comprising:

UTILITY ROOM
12' x 10' (3.66m x 3.05m)



(approximate measurement)

With double drainer sink unit.

FREEZER ROOM
11' x 9' (3.35m x 2.74m)

OUTSIDE WC

The gardens extend to the frontage and side of the property and a rear garden area containing nicely pruned trees.



NOTE
There is a gated access to the property adjacent to the Main Street frontage and over a bridge. There are limited rights of way granted over the driveway which provides access to Juglands Farm.

The vendor advises that the purchaser could create a parking space at the front of the property. This would be located immediately on the left hand side after crossing the bridge in front of the property close to the road..

SERVICES
Mains water and electricity are connected to the property. Drainage is by means of a new treatment plan to be installed by the vendors prior to completion of the sale.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion.

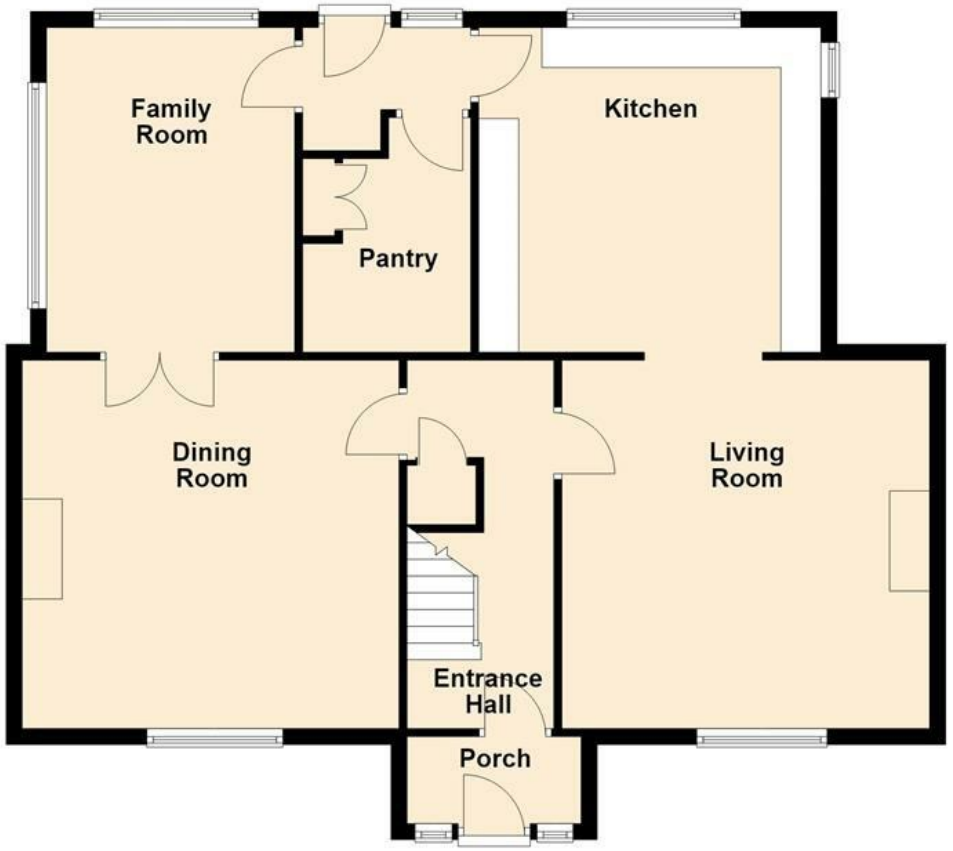
MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING
Strictly by appointment with the selling agents.

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

Ground Floor

Approx. 94.9 sq. metres (1021.9 sq. feet)



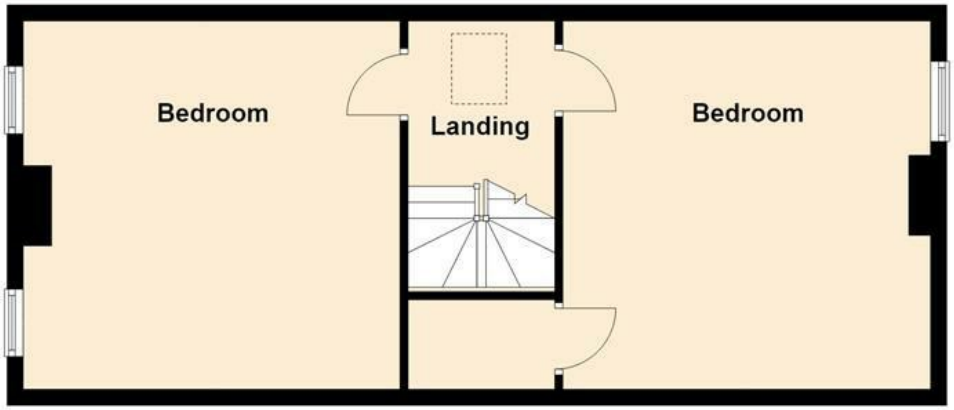
First Floor

Approx. 64.4 sq. metres (693.0 sq. feet)



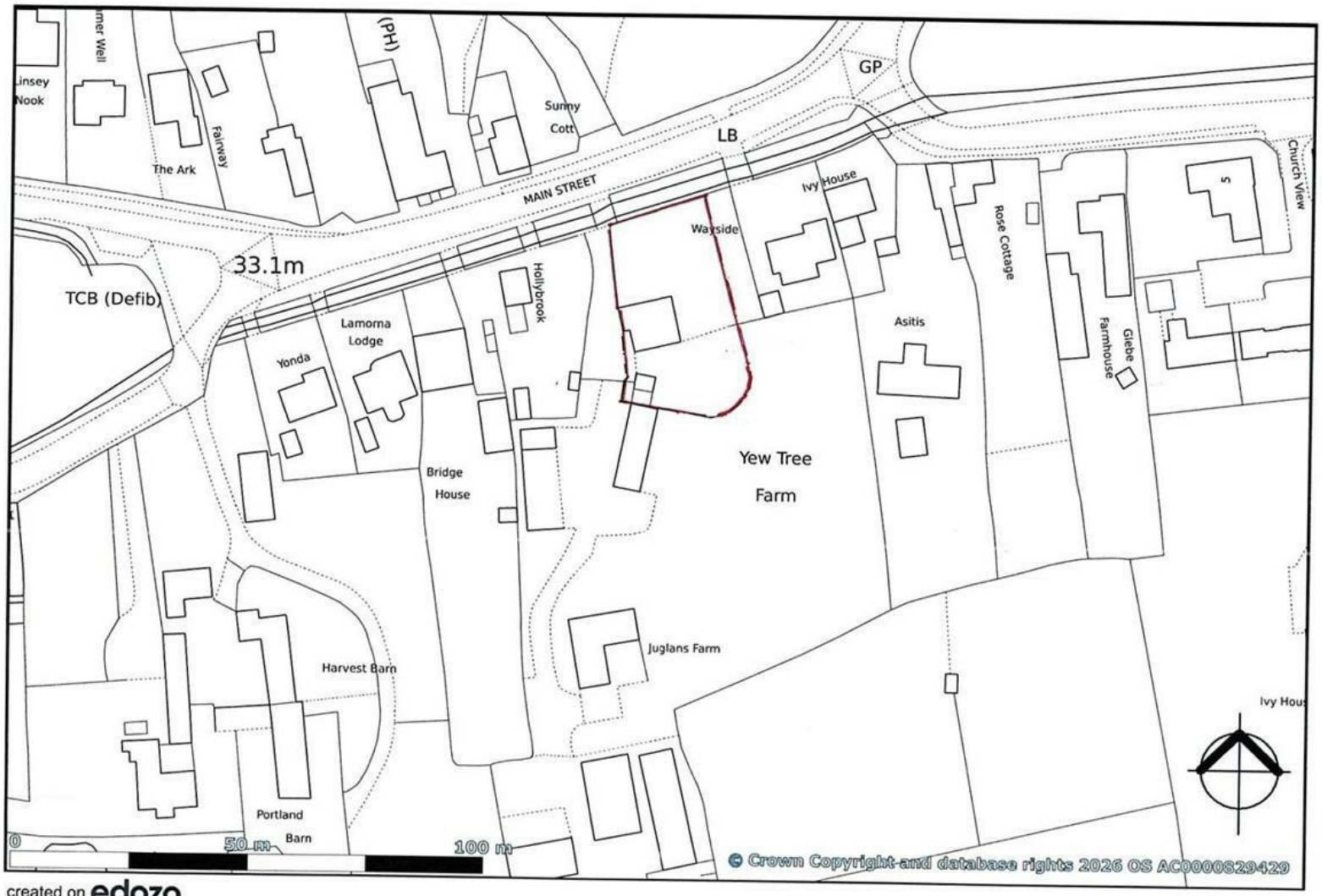
Second Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



Total area: approx. 211.5 sq. metres (2276.4 sq. feet)

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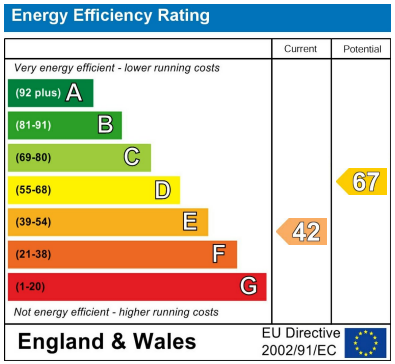


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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract







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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

The Property Ombudsman

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