



Attractive four bedroom Grade II listed house

Fruit Farm, 15 South End, Collingham, Newark, NG23 7LL

Reception room • Kitchen breakfast room • Sitting room
Dining room • Oak conservatory • Four bedrooms
Bathroom & shower room • Home office/potential annexe
• Double garage • Outbuildings • Gardens & grounds

Description

Fruit Farm is an impressive four bedroom Grade II listed family house which enjoys a large corner plot and home office/potential self-contained annexe in this sought after village approximately 6 miles north of Newark. The property sits on the edge of its own beautiful gardens and can be dated back as far as 1642 with a wealth of period features.

In more detail the accommodation comprises entrance hall with doors to both the reception room and the sitting room. The sitting room has exposed beams, a window overlooking the garden and a door to store room which also gives access to the cellar. From the sitting room there are double doors which open through to the double aspect dining room with exposed beams, a fireplace with log burner and doors opening into the beautiful oak framed conservatory which in turn opens on to the garden. The reception room is an especially cosy room with exposed beams, a log burner and a window overlooking the garden. There are doors which lead to the rear hallway with a stair well. The kitchen breakfast room is a triple aspect room and has a good range of fitted wooden wall and base units, exposed beams and a second front door.

The first floor is accessed via

two staircases, one at each end of the house. Upstairs enjoys exposed beams, four bedrooms all overlooking the garden, a family bathroom and a shower room.

Outside the property is approached via a gated gravel driveway with off street parking for multiple vehicles and access to the double garage and home office. This attractive detached building comprises double garage, the office enjoys a vaulted ceiling with skylights and a mezzanine level, small kitchenette and a shower room (which would make an ideal annexe subject to the necessary planning consents). Attached to the office are two good stores. The private landscaped gardens are mostly laid to lawn with low box hedges, flower beds, kitchen garden, mature trees and an inviting pathway which leads to the main house. There is a decked area for al fresco dining and a further paved terrace off the conservatory, finally there is a hand gate giving access to the street.

Services

Mains water, electricity, gas and drainage. Mains gas central heating

Local authority

Newark and Sherwood District Council

Tax Band

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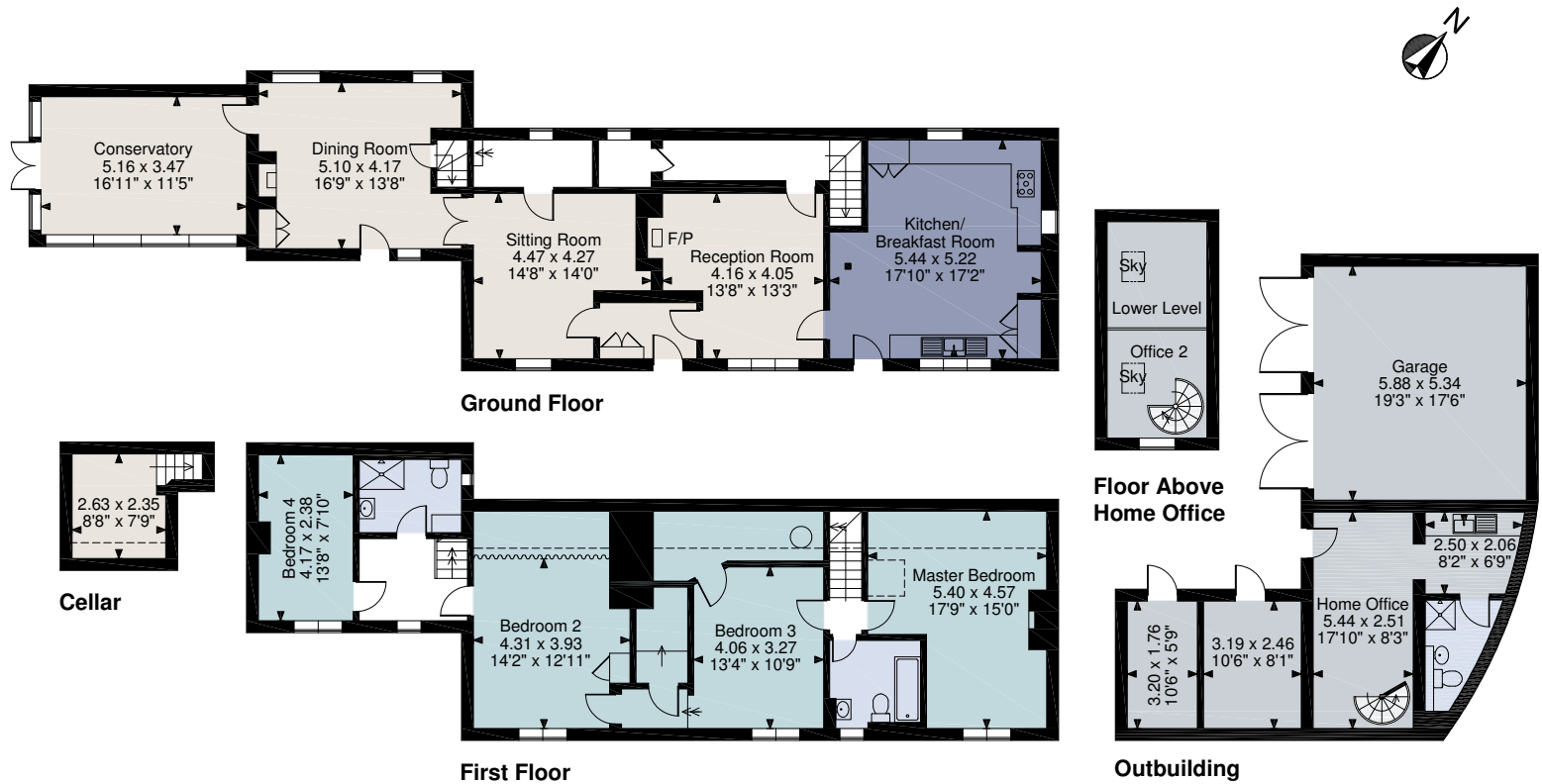


Office/Potential annexe



South End Collingham, Newark
Main House gross internal area 211 sq m/2,270 sq ft
Garage gross internal area 31 sq m/338 sq ft
Outbuilding gross internal area 46sq m/492 sq ft

Susanna Mills
Savills Lincoln
01522 508908
lincoln@savills.com



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The position & size of doors, windows, appliances and other features are approximate only.
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