



# Contemporary family home set in a 3 acre plot

**Ivy Lodge, 5 Old Hall Close, Wyke Lane, Farndon, Newark**

Freehold





Occupying a delightful 3 acre plot • Approaching 5000sqft of accommodation • Five generous reception rooms • Five double bedrooms over two storeys • Potential for a separate annexe accommodation • 1.8 acre paddock with field shelter • Stunning, far reaching countryside views  
Double garage & off street gated parking

#### Location

Farndon is an attractive Nottinghamshire village off the A46 Fosse Way, 2 miles west of Newark. The village itself holds a number of public houses, a general store, a recreation ground, a primary school and the marina, whilst the large market Town of Newark provides an excellent choice of facilities and amenities. There is prompt road access to the A1, with Nottingham and Leicester also within easy reach with the North Leicester link providing good access to the M1 Motorway and excellent rail links to London from Newark North Gate station in 1 hour and 15 minutes.

#### Description

A contemporary five bedroom detached family home set within a delightful 3 acre plot, bordering the River Trent and displaying wonderful, unobstructed countryside views. Ivy Lodge approaches 5000sqft and has been upgraded and extended by the current owner occupiers during their 27 year occupation to offer a modern, versatile family home with an arrangement that suits modern day living.

There are five reception rooms / areas to the ground floor, alongside two of the five bedrooms, with the remaining three bedrooms situated at first floor level, all of which enjoying en suite bathrooms.

#### Ground Floor

Spacious reception hall accessed from the west aspect, leading onto the extent of the ground floor accommodation and allowing access to the first floor via the split level staircase.

Off the reception hall to the right hand side is the inner hall, leading through to the kitchen and rear lobby which grants access to the side elevation. The stunning 40ft kitchen living area is a superb feature of Ivy Lodge, spanning the full depth of the property with floor to ceiling glazing to the west elevation, overlooking the garden, with inset French doors, feature high level windows and two Velux sky lights.

The kitchen itself sits upon a raised platform and incorporates a mixture of high gloss white and grey base & wall units with a central chefs island, holding a breakfast bar seating area.





A collection of integrated AEG appliances are fitted throughout the kitchen to include a double electric oven, a microwave combination oven, a dish washer, a fridge, freezer and induction hob with extractor above. To the lower end of the living kitchen there a pleasant seating area displaying an exposed log burner and ample space for a dining table.

Directly off the kitchen there is a WC and a utility room, providing further base and wall storage, space and plumbing for appliances and allowing access to the boot room which holds a door out to south elevation.

Off the reception hall to the left hand side is the vast, dual aspect sitting room, featuring an exposed brick fireplace with an inset log burner and floor to ceiling glazing with two centrally positioned doors leading out to the terrace.

The sitting room leads onto an internal lobby which allows access to the two ground floor double bedrooms, both of which boast their own bathrooms. The internal lobby also grants access to the 750sqft family room which would make for an excellent annexe as there is independent external access to this room, in addition to a secondary staircase which leads up to a first floor double bedroom with en suite shower room and French doors out to a balcony.

### First Floor

Stairs ascend from the reception hall to a first floor landing, off which sit two bedrooms and a central dressing room. The principal bedroom occupies the north elevation and comprises a three piece en suite bathroom, a full wall of fitted wardrobes and a door leading out to the balcony, enjoying far reaching countryside views. The second bedroom at this level also benefits an en suite bathroom, alongside a dressing room and a full wall of wardrobes.

### Outside

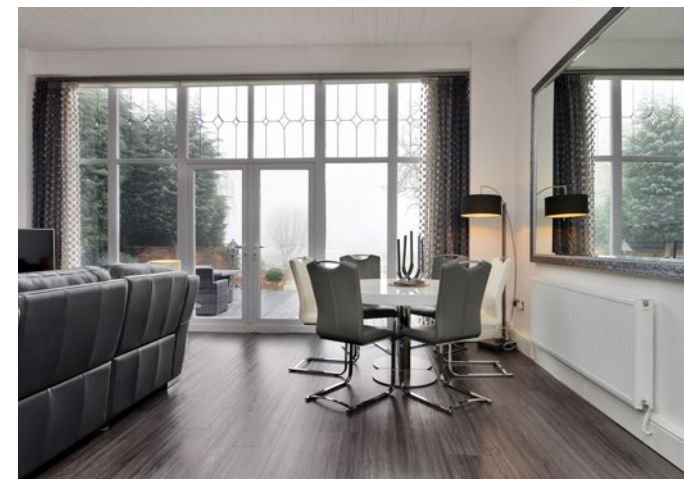
Access via Old Hall Close leads onto a secure gated drive and onto the double garage and car port at the rear of the property. Ivy House is set within a 3 acre plot, 1.8 acres of which is paddock land which borders the River Trent and holds a field shelter. The remaining 1.2 acres is made up of the delightful gardens which are predominantly laid to lawn with a patio seating area off the sitting room, a decked platform off the living kitchen and a central feature lake.

### General Information

**Tenure** Freehold

**Services** Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

**Viewing** Strictly by appointment with Savills.











Wyke Lane, Old Hall Close

Main House gross internal area = 4,845 sq ft / 450 sq m

Garage & Carport gross internal area = 782 sq ft / 73 sq m

Balcony external area = 38 sq ft / 4 sq m



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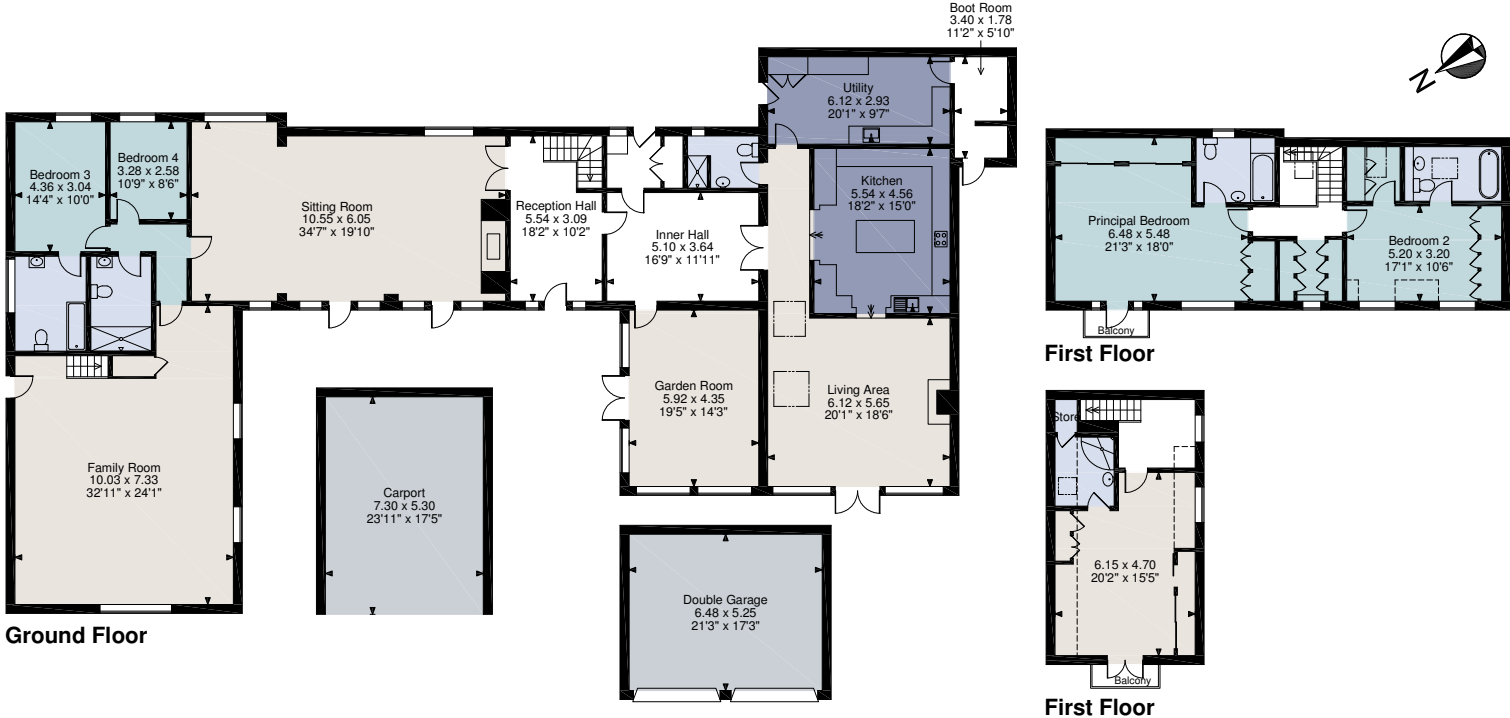
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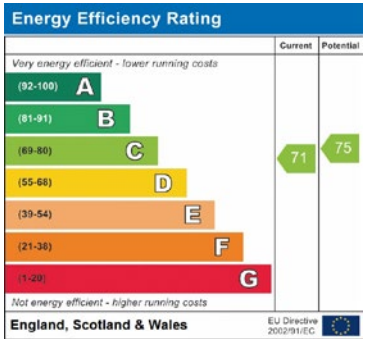
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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