



**JF**

**Jonathan Fitzpatrick**

VILLAGE & COUNTRY HOMES

**'Wheatsheaf Cottage' Main Street Farnsfield NG22 8EA £495,000 Freehold**

**A**n elegant detached Grade 2 listed Georgian property located in the heart of Farnsfield and offering beautifully balanced accommodation with a refined blend of period character and contemporary style. Set behind a classic double-fronted façade, this hugely attractive property delivers well-proportioned living spaces that are presented impeccably throughout. The well planned living accommodation features a spacious L-shaped living room with fireplace (and log burner) leading to a Shaker style kitchen dining room with island unit and French doors to the rear garden. Other highlights include a separate study, utility/boot room and downstairs cloakroom/wc.

The principal bedroom is particularly well-proportioned, complemented by fitted wardrobes and a stylish en-suite shower room. Similarly, the spacious guest bedroom features a luxury en suite shower - with the third bedroom served by a further family bathroom. Externally, the rear courtyard garden has been designed for ease and privacy—perfect for outdoor dining and low-maintenance enjoyment.

Situated in the very centre of Farnsfield, the property is perfectly placed to enjoy everything the village has to offer. Independent shops, cafés and traditional pubs are all within easy walking distance, along with access to open countryside—making this an increasingly sought-after setting for buyers looking to balance lifestyle and convenience. In essence, this is a home that offers more than just period appeal—it provides a well-judged layout, strong bedroom proportions and turnkey presentation, all within one of the area's most desirable village locations. No onward chain.





Study



Utility/Boot Room



Downstairs Cloakroom







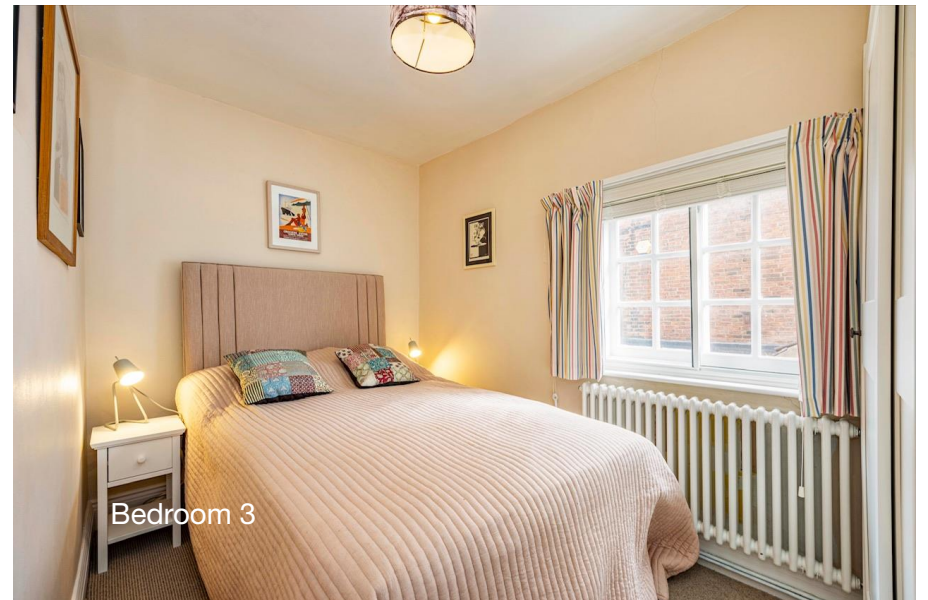
Bedroom 1



En Suite 1



Bedroom 2



Bedroom 3



En Suite 2



Family Bathroom

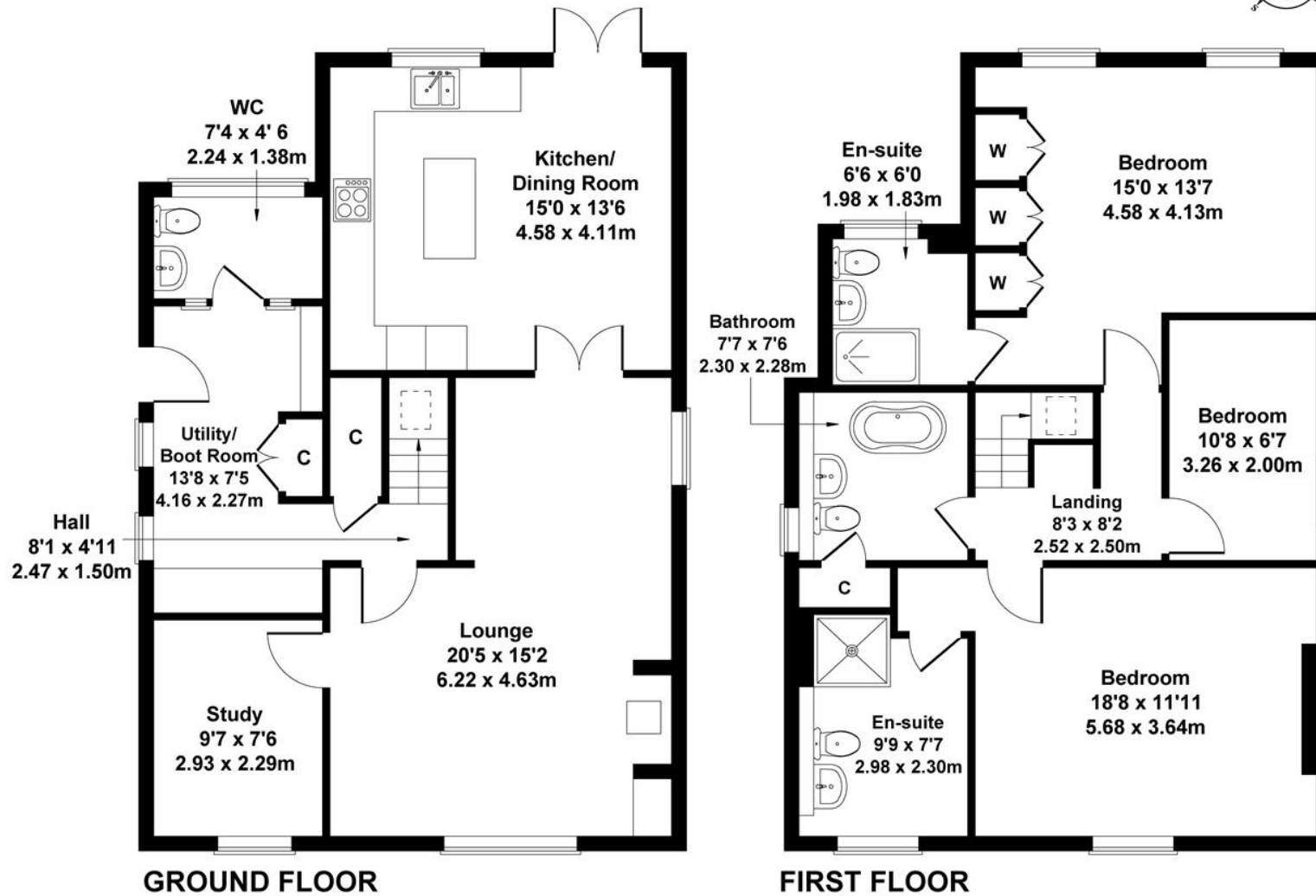




# Wheatsheaf Cottage, Main Street, Farnsfield, Newark, NG22 8EA

Approximate Gross Internal Area

1464 sq ft - 136 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Council tax band D  
Gas central heating  
All mains services  
Flood Risk - Low

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Catchment for Minster School  
Newark Northgate Train Station to London  
King Cross - approximately 14 miles

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