

**JF**

Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



'Knoll Cottage' Main Street Norwell NG23 6JN    £735,000 Freehold



## *Timeless Elegance*

Knoll Cottage is one of the best examples of an Edwardian family residence we have listed in recent years. Spacious, beautifully updated and presented whilst retaining all the character features you'd expect in a home of this era.

The accommodation is generous and extremely versatile providing 5 elegant bedrooms (three en suite) a family bathroom, four reception rooms plus a fully converted basement, modern German made fitted breakfast kitchen and separate utility/boot room with shower and cloakroom.

The south facing gardens are a delight with large patio, an abundance of trees and naturally screened boundaries plus a substantial detached garage incorporating an covered seating area for outside entertaining etc.

For more information and to book your viewing appointment, please contact us on 01623 392676 or email [mail@jfea.co.uk](mailto:mail@jfea.co.uk).

Norwell is a charming and highly regarded Nottinghamshire village, offering an appealing blend of rural tranquillity and everyday convenience. Surrounded by open countryside, it provides a peaceful setting while remaining well connected to nearby market towns such as Southwell and Newark, both offering a wider range of amenities and rail links to London.

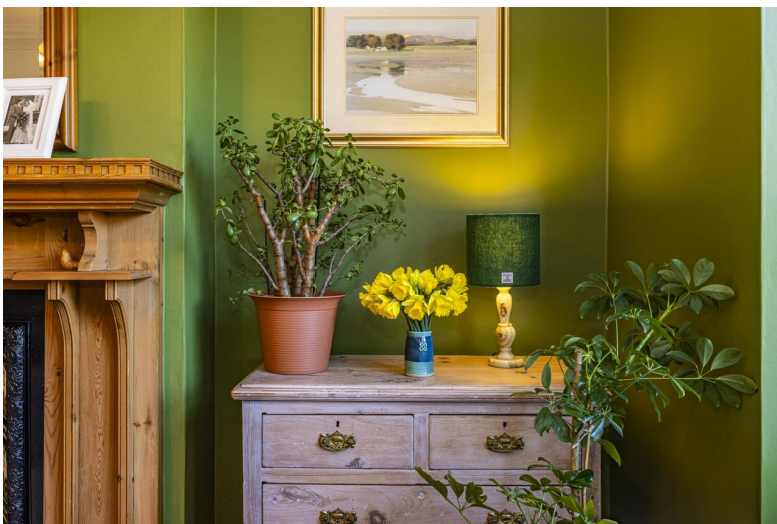
At the heart of the village is a strong sense of community, centred around its well-regarded primary school, traditional village pub, and historic parish church. Norwell is particularly popular with families and professionals seeking a quieter pace of life without feeling isolated, with scenic walks quite literally on the doorstep.

Combining character, connectivity and a genuine village atmosphere, Norwell represents one of the area's most desirable locations for those looking to enjoy country living with modern convenience.





The spacious Living Room benefits from an abundance of natural light with views across the rear garden. The feature fireplace with inset wood burner further enhances the ambiance of this elegant room.



The attractive Sitting Room is the perfect place to relax and unwind - with an open fireplace and sash bay windows overlooking the front garden.



The place for dinner parties, Sunday lunches and Christmas get-togethers, this traditional formal dining room is an essential part of the family home. Spacious, comfortable and immaculately presented throughout.





The refitted german built kitchen offers every modern convenience including a large breakfast bar for informal eating and gathering. High quality with underfloor heating. The perfect place for your morning coffee.

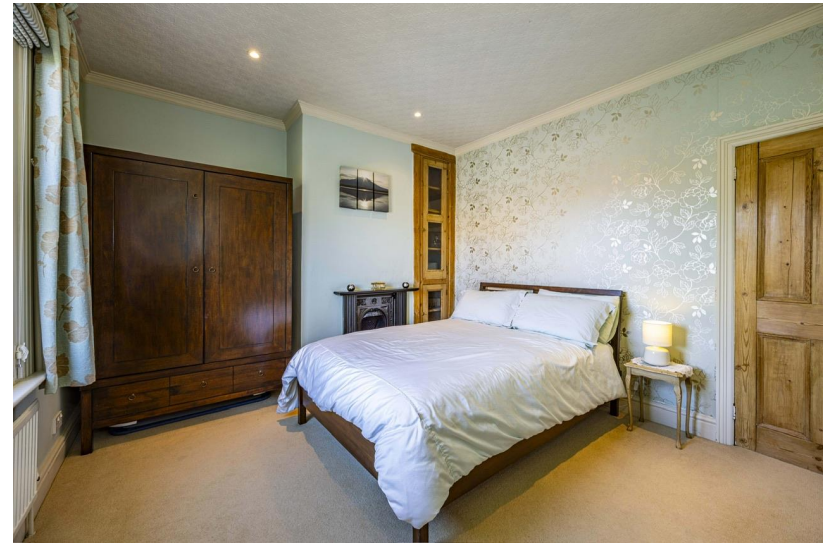
The kitchen also provides access to a fully converted basement which could be used as a playroom, home office or large storage area.



Every family home needs a hard working utility area, and this does not disappoint. Useful shower room, cloakroom, wc, plus loads of storage. Situated off the kitchen with access to the rear garden. Muddy boots and dogs step this way..



The superb bedroom accommodation includes three en suite shower rooms (principal bedroom having a refitted wet-room style enclosure) plus a re-fitted luxury family bathroom. Each bed room has its own distinct character with pleasant outlooks to either the front or rear gardens.

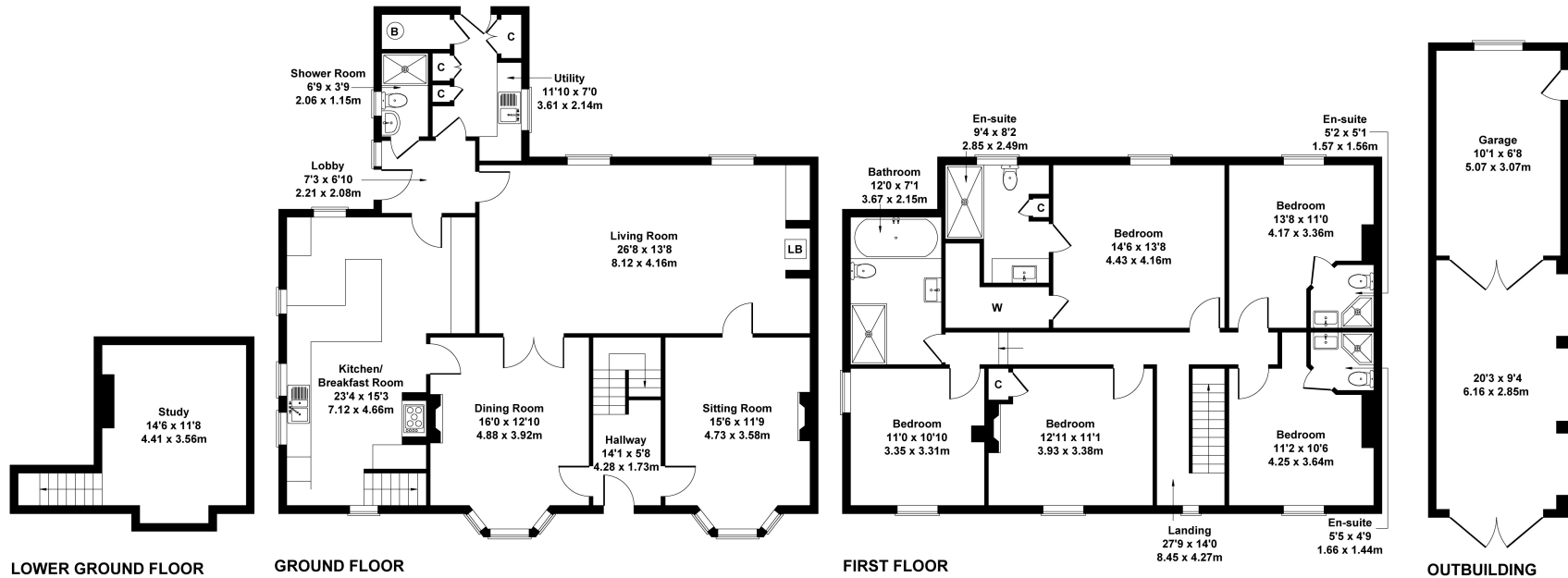






# Knoll Cottage, Main Street, Norwell, Newark, NG23 6JN

Approximate Gross Internal Area  
2982 sq ft - 277 sq m



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

Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes.  
Tel **01623 392676** or email - [mail@jfea.co.uk](mailto:mail@jfea.co.uk) .

## Energy performance certificate (EPC)

Knoll Cottage Main Street Norwell NEWARK NG23 6JN	Energy rating	Valid until:	22 March 2036
	<b>D</b>	Certificate number:	0000-5211-0822-2695-3763

Tenure: Freehold  
Council Tax Band: E  
Heating: Oil fired boiler / Biomass secondary heating / Solar panels with feed-tariff  
EV charger  
Mains drainage - managed by Severn Trent Water  
Flood Risk - Very Low

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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