



Chapel Lane | | Farnsfield | NG22 8JP

Offers Over £450,000



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

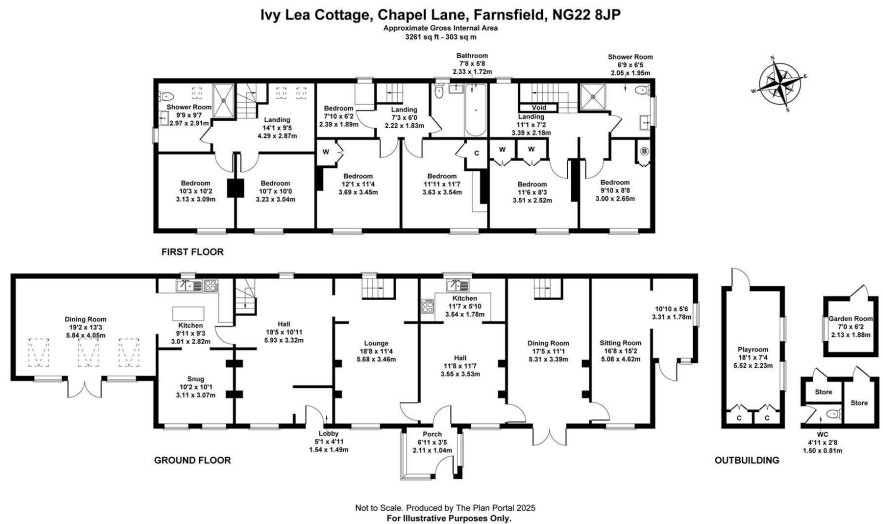
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Situated in a quiet, discreet setting off Chapel Lane, Middle Cottage is a 7 bedroom, 7 reception room detached period property offering one of the village's most exciting renovation opportunities. Originally three cottages, it now forms a single, imposing residence that's ready for a new owner with vision. To the front, the south-facing landscaped gardens create an attractive approach, complemented by a range of outbuildings and a brick-built studio/games room/office offering further potential. Yes, it requires updating — but that's precisely where the upside lies. Homes of this size, setting and character simply don't come along at this price point. Offered with no onward chain. Please note - Middle Cottage can also be purchased with neighbouring 'Clever Cottage' that fronts Chapel Lane and is currently advertised through our agency at £295,000. Together, the two properties provide extremely flexible independent accommodation, making them ideal for an extended family, dependent relatives, guest accommodation or a private rental opportunity — all within the heart of Farnsfield village. Please contact us for more details.

- Rare opportunity to acquire a 7 bedroom 7 reception room detached period home of considerable charm
- Good size south facing front gardens plus numerous brick built outbuildings
- Now requires renovation and refurbishment
- No onward chain
- Originally three adjoining cottages - now presented as one substantial home offering significant potential
- Garden studio/playroom
- Quiet secluded location, but close to village centre
- Opportunity to acquire this property in conjunction with neighbouring Cleaver Cottage as one combined holding - please contact us for more information



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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