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Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



'The Cottage' The Turnpike Halam NG22 8AE

£239,950 Freehold

An attractive and affordable period cottage situated in a prime village location.

A charming two bedroom semi-detached cottage enjoying a delightful position within the highly regarded village of Halam, with views towards fields and open countryside and offering a wonderful blend of character, comfort and potential. This attractive period home immediately appeals with its traditional brick elevations and inviting frontage, complemented by a private driveway providing off-road parking. Internally, the property retains much of its original charm, most notably within the cosy sitting room where exposed ceiling beams and a feature fireplace create a warm and characterful living space.

To the rear, the accommodation flows naturally through from the kitchen to a bright conservatory (with downstairs cloakroom) providing an additional reception area and enjoying pleasant views over the garden — an ideal spot for relaxing or entertaining, particularly in the warmer months.

The first floor offers two well-proportioned bedrooms served by a family shower room, with the overall layout perfectly suited to a range of buyers including downsizers, first-time purchasers or those seeking a weekend retreat. Outside, the property enjoys a private rear garden with a good degree of seclusion, and to the front, the aforementioned views towards fields and open countryside.

Halam is a particularly sought-after village, known for its strong sense of community and excellent local amenities including a well-regarded primary school, village pub and church. The property also falls within the catchment area for the highly regarded Minster School in nearby Southwell, which offers a wider range of shops, restaurants and services. No onward chain.

Viewing strongly recommended.













Energy performance certificate (EPC)

The Cottage
The Turnpike
Halarn
NEWARK
NG22 8AE

Energy rating

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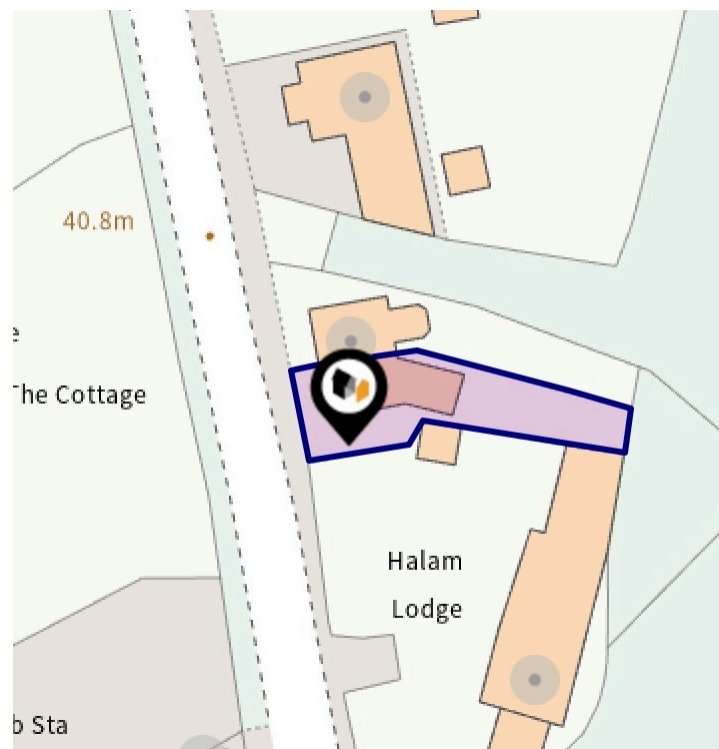
Valid until: **19 April 2036**

Certificate number: **9339-3061-8204-3586-2204**

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

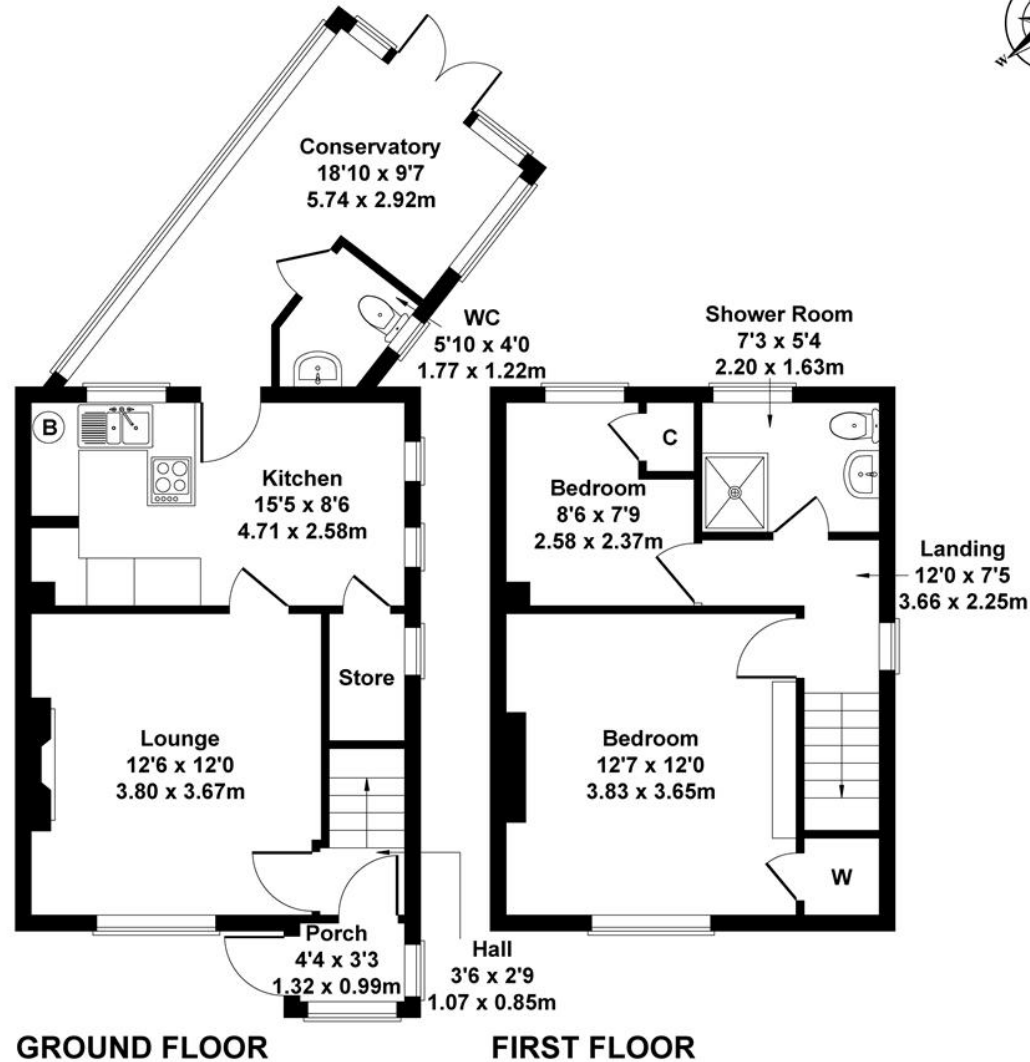
Tenure: Freehold
Council Tax Band : C
Heating: Gas fired boiler
Mains drainage
Flood Risk : Low

Catchment area for the Minster School,
SouthwellNewark Northgate commuter
station to London Kings Cross station
- approx. 10 miles



The Cottage, The Turnpike, Halam, Newark, NG22 8AE

Approximate Gross Internal Area
818 sq ft - 76 sq m



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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