



Chapel Lane | Farnsfield | NG22 8JP

£295,000

**JF**  
Jonathan | Fitzpatrick  
VILLAGE & COUNTRY HOMES

# Chapel Lane | Farnsfield | NG22 8JP

**£295,000**

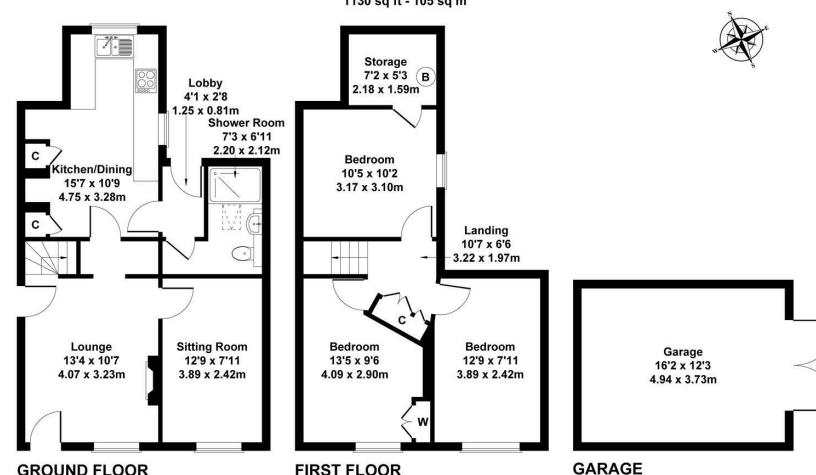
'Cleaver Cottage' is a charming 3 bedroom, 2 reception room semi-detached period home with a recently modernised interior whilst retaining its appreciable character. The accommodation offers far more space than first impressions suggest. Two inviting reception rooms provide warm, flexible living areas, each with exposed beams and original features that quietly remind you of the home's heritage. The re-fitted breakfast kitchen is light, practical and perfect for informal dining, while a downstairs shower room/wc adds everyday convenience. Outside, a (shared access) gravel drive leads to a large newly built detached garage — a rare advantage in this part of the village. The cottage also enjoys a small manageable rear garden area, ideal for those wanting outdoor space without heavy upkeep. With no onward chain, and a location that's hard to beat, this is an opportunity to secure a lifestyle home right in the heart of Farnsfield. No onward chain. Please note - Cleaver Cottage can also be purchased with neighbouring 'Middle Cottage' located to the rear of the property and is currently advertised through our agency at 'offers over' £450,000. Together, the two properties would 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.

- Attractive character cottage in prime village location close to shops etc
- 3 bedrooms, 2 reception rooms
- Newly fitted breakfast kitchen
- Downstairs shower room/wc
- Large newly built detached garage to the rear
- Small rear garden
- No onward chain
- Opportunity exists to also purchase neighbouring 'Middle Cottage' located to the rear, as one combined larger holding. Please contact our office for more details.



## Cleaver Cottage, Chapel Lane, Farnsfield, NG22 8JP

Approximate Gross Internal Area  
1130 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(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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