Jonathan | Fitzpatrick
VILLAGE & COUNTRY HOMES



‘Birchlea’ Broomfield Lane Farnsfield NG22 8LQ  £635,000 Freehold



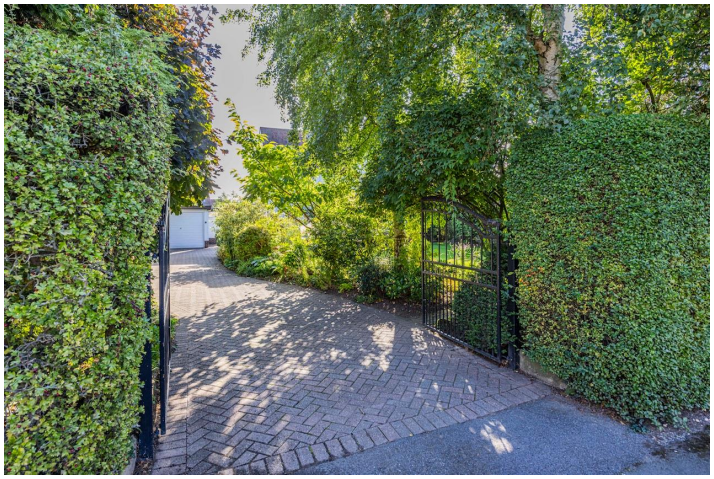
Set discreetly behind mature screening and approached through gated access, 'Birchlea' is an attractive and individual 1920s 4 bedroom detached family home occupying a wonderfully private position within this highly regarded village. One of its most appealing qualities is the sense of seclusion: despite being conveniently placed for the heart of the village, the house and gardens are exceptionally well screened from the road, creating an unexpectedly peaceful setting.

The accommodation extends to approximately 1,798 sq ft and retains much of the character and proportions associated with its period. The ground floor provides two generous reception rooms, including an impressive lounge with a broad bay window overlooking the garden, together with a sizeable kitchen, and ground-floor W/C. The first floor comprises four bedrooms - the principal bedroom being particularly spacious with extensive fitted wardrobes, guest/second bedroom with en-suite shower room, and bedrooms three and four served by a modern family bathroom with shower. There is also a substantial detached garage with adjoining utility space, adding useful storage and practicality.

The gardens are undoubtedly one of Birchlea's defining features. Beautifully established and clearly much loved, they combine broad lawns with mature trees, deep planted borders, specimen shrubs and colourful planting, all enclosed by substantial hedging to create an excellent degree of privacy. Several seating and entertaining areas allow different parts of the garden to be enjoyed throughout the day, while a summerhouse, greenhouse and productive garden areas add further interest. It feels more like a private garden retreat than a property sitting within easy reach of a thriving village.

The position offers an excellent balance between privacy and convenience. Farnsfield's shops, cafés, pubs and everyday amenities are readily accessible, while the nearby Southwell Trail provides attractive walking and cycling routes through the surrounding countryside towards Southwell. This makes the house particularly appealing to buyers wanting a more established village home without becoming isolated from day-to-day facilities.

Importantly, 'Birchlea' is being introduced at a realistic and competitive price designed to generate genuine interest rather than simply test the market. The intention is to attract serious buyers who are in a strong position to proceed and recognise the combination of space, individuality, privacy and location on offer. For buyers seeking an established detached home with exceptional gardens in one of Farnsfield's most convenient settings, 'Birchlea' deserves serious consideration.











To the rear, the house reveals a wonderfully private garden setting that feels calm, established and distinctly separate from the world beyond. The broad lawn is framed by mature hedging, specimen trees and richly planted borders, creating a beautifully green outlook from the house and an exceptional sense of seclusion.

There is a lovely lifestyle quality to the garden, with generous space for relaxed summer entertaining, quiet morning coffee or simply enjoying the changing seasons. The mature planting gives the grounds depth and character, while the sheltered feel and abundance of greenery make this a garden that can be enjoyed as much for its atmosphere as its appearance.

The rear elevation itself has real charm, with the period proportions of the house sitting naturally within its surroundings. Together, the house and garden create the impression of a private village retreat — spacious, established and peaceful, yet still within easy reach of Farnsfield's shops, amenities and countryside walks.



























The principal bedroom ( previous page) is a particularly generous and well-proportioned room. A broad window arrangement brings in excellent natural light and provides a pleasant outlook over the front garden, while an extensive range of fitted wardrobes gives the room a very practical amount of storage without compromising its sense of space.

The additional bedrooms (one with en suite shower) are both comfortable doubles, each presented in a bright and welcoming style. Their proportions make them equally suitable for family, guests or home-working, and both enjoy good natural light with scope for freestanding storage and further furnishings.

The bathroom is neatly finished in a contemporary style, with full-height tiling, a shaped bath with shower over, wash basin and fitted vanity storage. The combination of fitted cabinetry and generous worktop space makes the room both practical and easy to maintain.

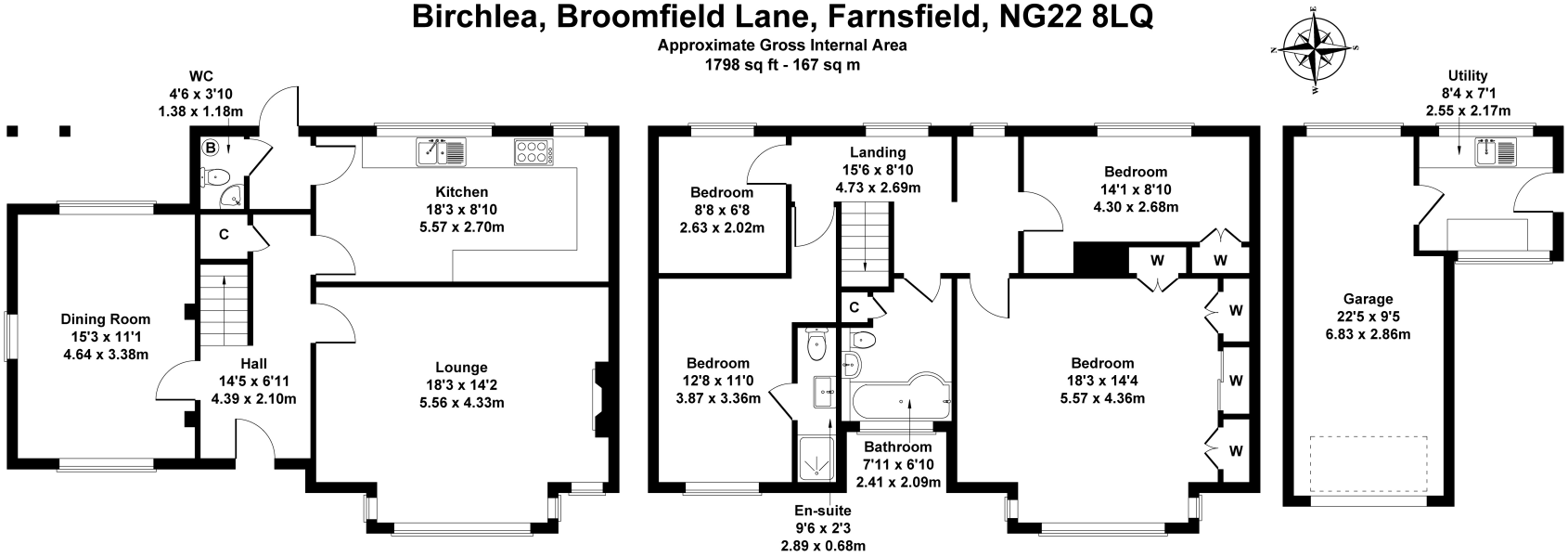




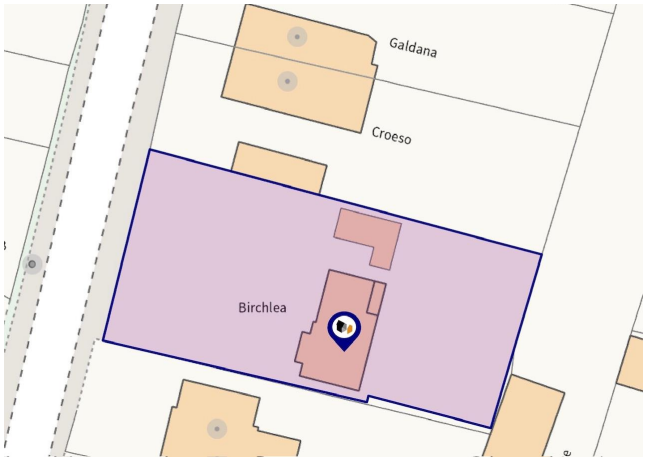


# Birchlea, Broomfield Lane, Farnsfield, NG22 8LQ

Approximate Gross Internal Area
1798 sq ft - 167 sq m




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




## Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Birchlea<br>Broomfield Lane<br>Farnsfield<br>NEWARK<br>NG22 8LQ | Energy rating<br>**E** | Valid until: | **15 September 2036** |
| | | Certificate number: | **7600-8450-0322-2699-3163** |

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

**Tenure: Freehold**
**Council Tax Band: G**
**Heating: Gas fired boiler**
**Mains services**
**Flood Risk - Very Low**

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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