

JF

Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES



2 Manor Farm Cottages Halam NG22 8AH £725,000 Freehold

Situated within the highly regarded village of Halam, this beautifully presented 4 bedroom, 4 reception room detached character home combines timeless charm with exceptional comfort, space and style. Quietly positioned within one of the area's most sought-after settings, the property has been comprehensively updated by the current owners to create an immaculate home ready to move straight into.

Extending to over 2,300 square feet, the accommodation is both spacious and versatile. The welcoming reception hall leads through to a beautifully presented lounge with wood burning stove, whilst the impressive rear living room provides another large reception room filled with natural light and opening directly onto the patio courtyard and garden. A newly refitted shaker-style kitchen is complemented by a separate breakfast and dining room/snug area (with central fireplace) plus separate utility room and ground floor shower room.

To the first floor, the principal bedroom benefits from a range of fitted wardrobes and a modern en-suite shower room, whilst three further bedrooms are served by a beautifully appointed family bathroom with freestanding bath and separate shower.

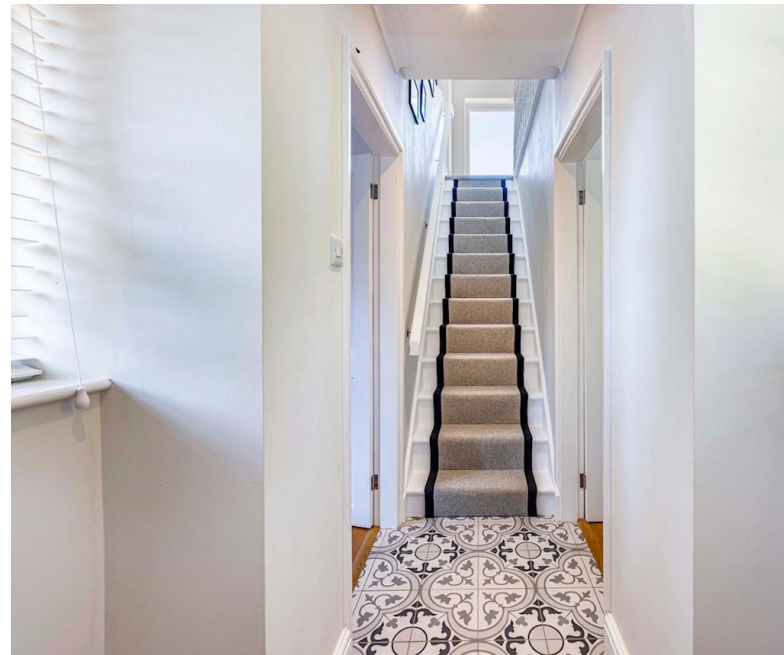
Outside, the landscaped rear garden is a particular feature of the property, offering a high degree of privacy together with mature planting, lawned areas and attractive seating spaces ideal for entertaining. A driveway, carport, garage and garden store complete the outside space.

Halam remains one of the most desirable villages locally, appreciated for its semi-rural setting, well regarded primary school and convenient access to Southwell and surrounding countryside.

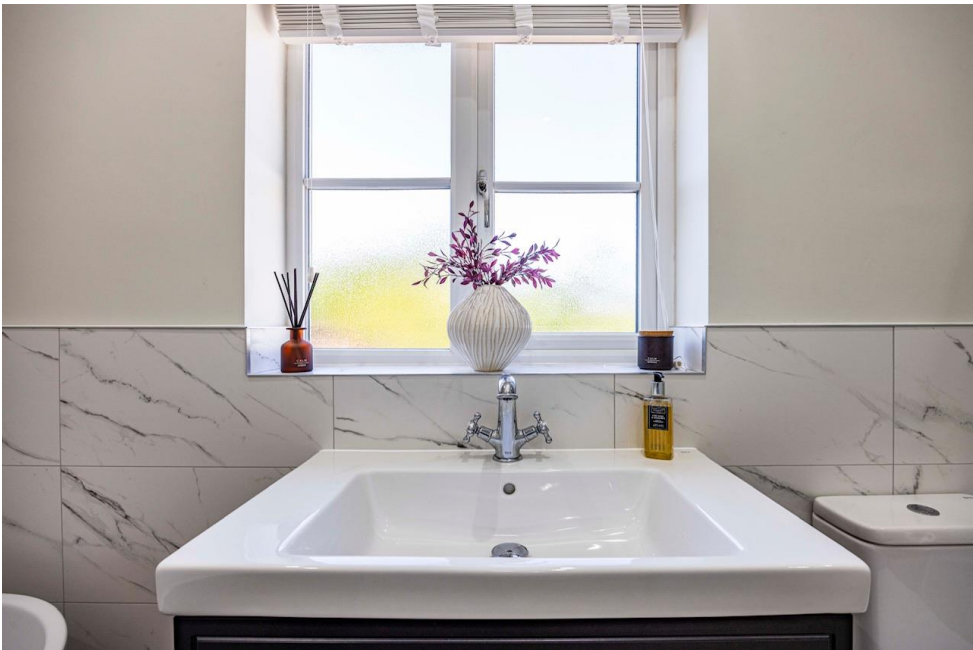










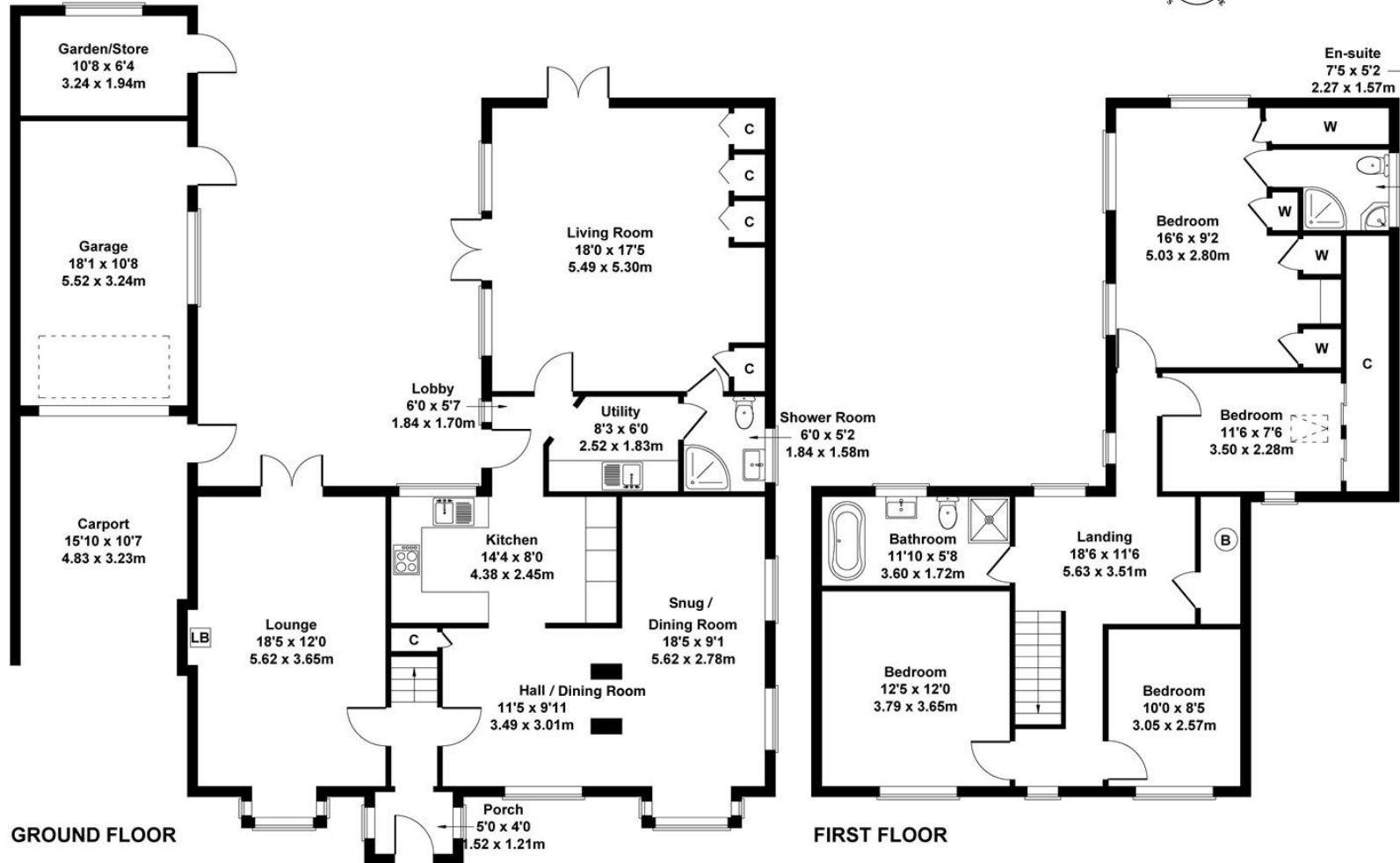






2 Manor Farm Cottages, Halam, Newark, NG22 8AH

Approximate Gross Internal Area
2325 sq ft - 216 sq m



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

Tenure Freehold
Council tax band F
Gas central heating
Septic tank drainage
Flood Risk - Very Low

Catchment for Minster School
Newark Northgate Train Station to
London
King Cross - approximately 14 miles

Energy performance certificate (EPC)

2 Manor Farm Cottages
Radley Road
Halam
NEWARK
NG22 8AH

Energy rating
C

Valid until: 4 May 2036

Certificate number: 5136-9125-6600-0205-2206



JF
Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES

Jonathan Fitzpatrick Village and Country Homes
64 Main Street Farnsfield NG22 8EF

Telephone **01623 392676**
lines open from 8.30am to 6 pm Monday to Saturday

Email mail@jfea.co.uk
Web www.jfea.co.uk