



Station Road | Edingley | Newark | NG22 8BX

Offers Over £399,950



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

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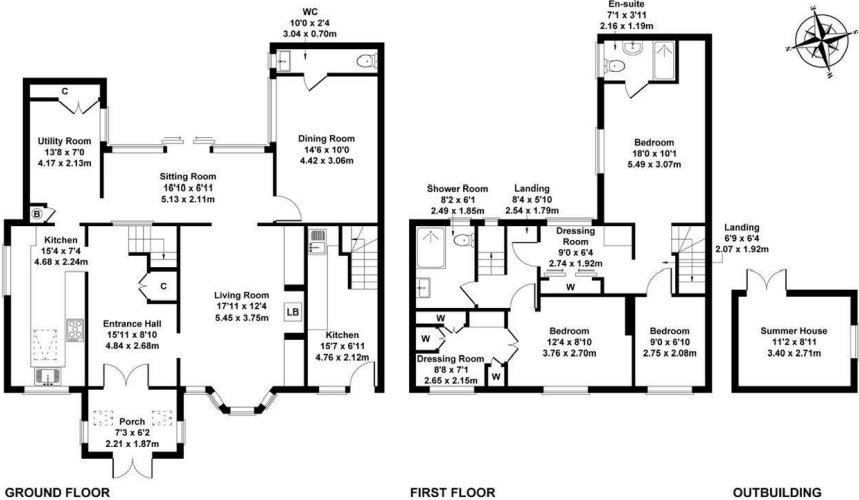
A charming 18th-century detached cottage offering an unusually generous and versatile amount of accommodation, now competitively priced to reflect the opportunity for some cosmetic updating. For buyers prepared to put their own stamp on a character home, this represents a particularly appealing opportunity to acquire an individual village property at an attractive price point. Rich in period detail, the cottage retains exposed beams, fireplaces and plenty of traditional character, while later extensions have created a flexible home with three reception rooms and up to four bedrooms. The principal bedroom incorporates a dressing area and adjoining shower room, while a further dressing room/occasional bedroom links through to a particularly adaptable annexe-style section. This additional accommodation includes its own bedroom, lounge and shower room, together with separate stairs leading to a secondary kitchen with private entrance. It offers excellent flexibility for extended family, guests, working from home or potentially creating a more independent living space. Outside, the west-facing front garden provides a wonderfully private setting, with established planting, lawn and several seating areas. A high-quality insulated garden office with underfloor

- Characterful 3/4 bedroom detached period cottage in sought after village location
- En suite and family shower rooms plus dressing room
- Beautifully landscaped west facing front gardens including fully insulated garden office with under floor heating
- Attractive semi-rural village location close to fields and open countryside
- 3 reception rooms, re-fitted kitchen, utility and downstairs cloakroom/wc
- Secondary kitchen and separate private entrance giving option to create annex / AirBnB rental
- Gated driveway parking for 2 cars
- Close proximity to Farnsfield and Southwell shops, pubs, restaurants and numerous amenities



**Bumble Bee Cottage, Station Road, Edingley, Newark, NG22 8BX**

Approximate Gross Internal Area  
1787 sq ft - 166 sq m



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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      | 76                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

64 Main Street  
Farnsfield  
Newark  
NG22 8EF

01623 392676  
mail@jfea.co.uk  
www.jfea.co.uk