



**Merryfield Farmhouse Marnham Road,
Tuxford, Nottinghamshire, NG22 0PY**

£600,000
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A fine handsome Grade II listed 3 storey farmhouse with a south facing aspect, wonderful open views, 5 bedrooms, a walled garden, stables, paddock and in all 1.59 acres. The property is conveniently situated on Marnham Road, approximately 2 miles from Tuxford, providing an excellent range of amenities and the outstanding Tuxford Academy secondary school. The property lies on an unclassified country road with access points to the A1 at Sutton on Trent and Tuxford. Newark on Trent is approximately a 20 minute drive from the property where there are rail services from Newark Northgate to London Kings Cross with journey times of just over 75 minutes.

The accommodation provides on a ground floor a reception hall, sitting room, dining room, farmhouse kitchen, pantry, larder, utility room, rear lobby, shower room and boiler room leading through to a small office and the family/games room.

The first floor provides a half landing with shower room, 3 bedrooms and bathroom. The second floor provides a galleried landing with bedrooms 4 and 5.

Externally there is a range of domestic outbuildings, a walled front garden, orchard, 2 paddocks and a range of 3 stables.

The property is traditionally built with brick elevations under pan tiled and slated roof sections. Central heating is a Biomass system with an external boiler. This is a renewable energy wood pellet system.

The following accommodation in more detail is provided:-

GROUND FLOOR

ENTRANCE HALL

With staircase to the first and second floors. Radiator.

SITTING ROOM

13'8 x 10'10 (4.17m x 3.30m)



Fireplace with brick surround and wood burning stove. Pine boarded floor, south facing box sash window and radiator.

DINING ROOM

13'8 x 12'1 (4.17m x 3.68m)



Open fireplace with stone surround. Pine boarded floor, a dual aspect room with front view, centre beam and 2 radiators.

KITCHEN

16'1 x 12'2 (4.90m x 3.71m)



Belfast sink with marble working surfaces, Rayburn oil fired cooking range also providing 1 radiator. AEG electric oven and hood. Original built in tall cupboard.

PANTRY

9'11 x 5'8 (3.02m x 1.73m)

With thrawl, shelving and quarry tiled floor.

LARDER

5'7 x 5'8 (1.70m x 1.73m)

With quarry tiled floor.

UTILITY ROOM

12'6 x 12'4 (3.81m x 3.76m)



Quarry tiled floor, pine working surfaces incorporating a stainless steel bowl and drainer. UPVC double glazed rear entrance door. Radiator.

REAR LOBBY

Leading through to the shower room:-

SHOWER ROOM

8'1 x 5'8 (2.46m x 1.73m)



Shower cubicle, pedestal basin, low suite WC, sealed unit double glazed window. Radiator.

BOILER ROOM

9'5 x 5'5 (2.87m x 1.65m)

With Eco-Therm hot water storage tank.

CORRIDOR

With radiator.

OFFICE

9'1 x 8' (2.77m x 2.44m)



Sealed unit double glazed window. Radiator.

FAMILY ROOM

48' x 30' (14.63m x 9.14m)



Brick fireplace surround, 2 sets of French windows and

picture window (sealed unit double glazing) leading to the garden. Laminate flooring.



FIRST FLOOR

HALF LANDING

With radiator. Two steps to:-

BACK LANDING

With radiator.

SHOWER ROOM

With shower, low suite WC, basin and pine flooring.

BATHROOM

9'3 x 9'3 (2.82m x 2.82m)



With claw foot bath, shower attachment, basin with washstand and low suite WC. Double panelled radiator and built-in cupboard.

BEDROOM ONE

13'8 x 12'1 (4.17m x 3.68m)



With heavily beamed ceiling, south facing box sash window and hob fireplace with pine surround. Radiator.

BEDROOM TWO

13'6 x 10'11 (4.11m x 3.33m)



Fireplace opening, built-in Georgian tall cupboard with 'H' hinges, radiator, heavily beamed ceiling and south facing box sash window.

BEDROOM THREE

16'3 x 8'11 (4.95m x 2.72m)



With lower sloping ceiling area, UPVC double glazed window and radiator.

SECOND FLOOR

GALLERIED LANDING

BEDROOM FOUR

13'3 x 11'11 (4.04m x 3.63m)



With south facing window. Radiator.

BEDROOM FIVE

13'3 x 11'11 (4.04m x 3.63m)



With south facing window, radiator and hatch to the roof space.

OUTSIDE

The property is approached by a driveway shared with the bungalow and barn conversion. This leads to an enclosed courtyard to the side of the house.

The property has a walled south facing front garden.

In all the property extends to 1.59 acres or thereabouts.

There is a range of outbuildings comprising:-

OUTBUILDING

16'11 x 9'5 (5.16m x 2.87m)

Brick construction under a slate roof with dry lined walls internally and a vaulted ceiling. Night storage heater.

Earth Closet, Garden Store and Privy of brick and slate construction.

STABLES



A range of 3 substantial timber built stables with electricity connected.

ORCHARD AND 2 PADDOCKS



TO THE REAR





VIEW FROM SECOND FLOOR WINDOW



SERVICES

Mains water and electricity are connected to the property. Drainage is by means of a septic tank. Central heating is provided by a Biomass wood pellet boiler with a 3 ton hopper.

The property is subject to a lease between the vendors and Wood Boilers LLP in respect of the Biomass boiler for a term of 7 years and 6 months from 04 September 2014.

TENURE

The property is freehold.

The property has the benefit of a right of way from the forecourt double gates through the adjoining property providing vehicular access to the stables.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

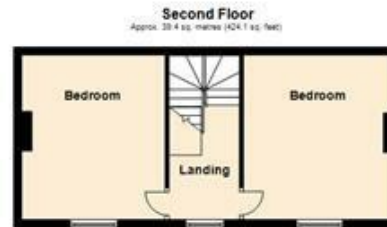
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

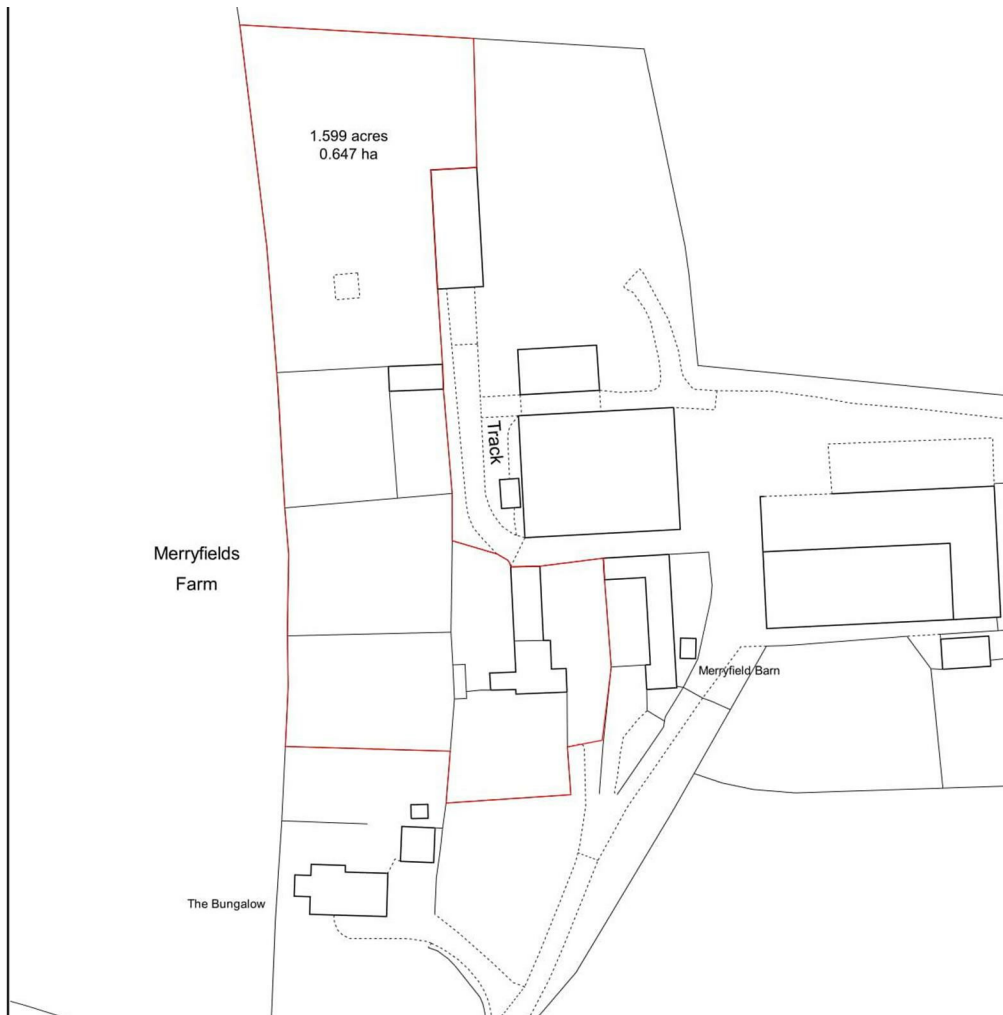
VIEWING

Strictly by appointment with the selling agents.



Total area: approx. 276.6 sq. metres (2977.0 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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