

Rex Gooding



Farrier's End, Burnell Close, Sibthorpe, NG23

Offers Over: £650,000

Farrier's End is an exceptional and deceptively spacious part-attached character home extending to approximately 2,400 square feet, sitting within a small, exclusive courtyard development at the heart of this picturesque hamlet. A truly flexible property with up to two downstairs bedrooms and three to the first floor to suit a variety of needs, the property has been crafted with a remarkable level of care and attention to detail, seamlessly blending the warmth and character of a traditional home with the comforts of contemporary living. It is beautifully presented throughout, and early viewing is strongly recommended to fully appreciate everything on offer.

Internally, the accommodation is both generous and versatile, spread across two thoughtfully designed floors and ideal for families or those wanting to downsize. A wealth of character features are evident throughout, including attractive exposed beams and timbers, solid oak cottage latch and brace doors, and a stunning inglenook-style fireplace with solid fuel stove forming the centrepiece of the principal sitting room. The ground floor flows wonderfully, with two formal reception rooms complemented by two further flexible rooms that work equally well as an additional living or working space or ground floor bedrooms. A beautifully appointed kitchen finished with granite work surfaces and quality integrated appliances opens into the dining room, creating a superb entertaining space, with a generous utility room beyond.

The first floor is equally impressive, anchored by a truly outstanding master suite of approximately 550 square feet, comprising a large double bedroom, a generous dressing room and a luxurious contemporary en-suite bath and shower room. Two further well-proportioned double bedrooms and a stylish family bathroom complete the upper floor.

The property has recently benefitted from the installation of an air source heat pump and solar panels, resulting in an impressive EPC rating of B, scoring a near-perfect 88 out of 88 — an outstanding achievement for a home of this character and age, bringing excellent energy efficiency alongside significantly reduced running costs.

Outside, the property enjoys a private and beautifully enclosed walled garden, mainly laid to lawn with a natural stone terrace perfect for outdoor entertaining. A gravel driveway provides ample off-road parking and leads to a detached brick double garage with power and light. A charming enclosed side courtyard, accessible directly from both the sitting and dining rooms, adds yet another dimension to the outdoor space.

Sibthorpe is conveniently positioned within easy reach of the market towns of Bingham and Newark, offering a comprehensive range of amenities including schools at both primary and secondary level. Newark provides a mainline railway station with direct services to London King's Cross in just over an hour, while the A46 gives excellent access to the wider road network including the A1 and M1.

Accommodation & Amenities

- An exceptional and deceptively spacious 2,400 sq ft part-attached character home, beautifully presented throughout and set within an exclusive courtyard development.
- A wonderful blend of traditional character features including exposed beams, solid oak doors and an inglenook-style fireplace with solid fuel stove, combined with contemporary finishes.
- Highly versatile accommodation across two floors, offering up to four reception rooms, four to five bedrooms and multiple bathrooms to suit a variety of family needs.
- A stunning master suite of approximately 550 sq ft, complete with dressing room and a luxurious contemporary en-suite bath and shower room.
- An outstanding EPC rating of B, scoring 88/88, thanks to a recently installed air source heat pump delivering excellent energy efficiency and reduced running costs.







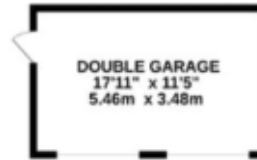
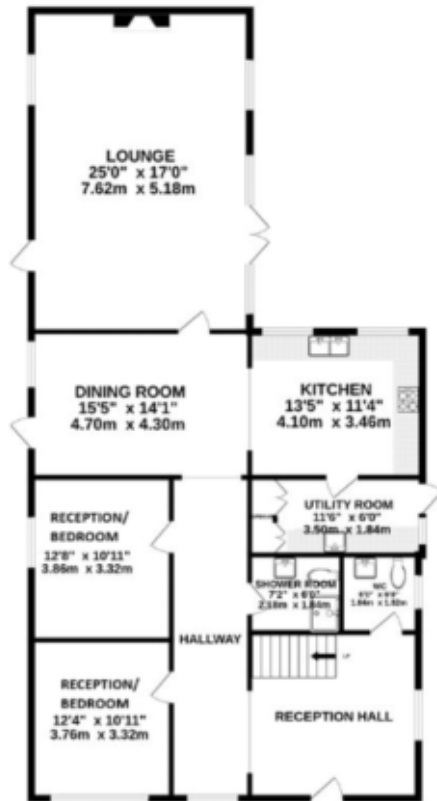








GROUND FLOOR
1724 sq.ft. (160.2 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 2686 sq.ft. (249.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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