



Little Farm Cottage Gainsborough Road
Langford, Newark, NG23 7RP
Guide Price £600,000

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IDEAL FOR SMALLHOLDERS & EQUESTRIAN LOVERS WITH JUST UNDER 10 ACRESGuide Price £600,000 to £650,000. Little Farm Cottage is a charming, characterful, quaint & quirky cottage nestled within the village of Langford and sits on a plot of approximately just under 10 acres. This grade II listed property retains many character features to include windows, quarry tiled flooring and beams. The property would be ideal for smallholders, equestrian and horse lovers as the property features paddock areas which allows a track system to be easily implemented, field shelters, five stables, outbuildings, and an orchard housing various fruit trees to include apple, plum, cherry and pear. There is an array of equestrian facilities nearby with Danethorpe Hill Cross Country Course, Oakridge Arena, and public bridleways for hacking. The accommodation on the ground floor comprises a breakfast kitchen, spacious lounge with a feature fireplace housing a multi burning stove, dining room, study, and a downstairs shower room. The first floor landing leads to three double bedrooms and a family bathroom.

Location

Little Farm Cottage is set within a rural hamlet of Langford. Situated approximately 4 miles from the historic market town of Newark-On-Trent and approximately 16 miles from the City of Lincoln. the property hosts ease of access onto the A46 and A1, with a wide range of excellent amenities on hand, in the nearby village of Collingham, located approximately 2 miles away. The village has a vast range of amenities with a highly regarded Primary School, along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store, Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along two Churches and a Methodist Chapel





Lounge
18'3 x 15'3 (5.56m x 4.65m)
max measurements

Dining Room
13'4 x 12'0 (4.06m x 3.66m)

Kitchen
13'4 x 12'1 (4.06m x 3.68m)

Study
9'1 x 6'0 (2.77m x 1.83m)

Shower Room
9'2 x 6'0 (2.79m x 1.83m)

Landing

Bedroom One
13'4 x 12'0 (4.06m x 3.66m)

Bedroom Two
15'3 x 13'4 (4.65m x 4.06m)
max measurements

Bedroom Three
10'11 x 10'8 (3.33m x 3.25m)
max measurements

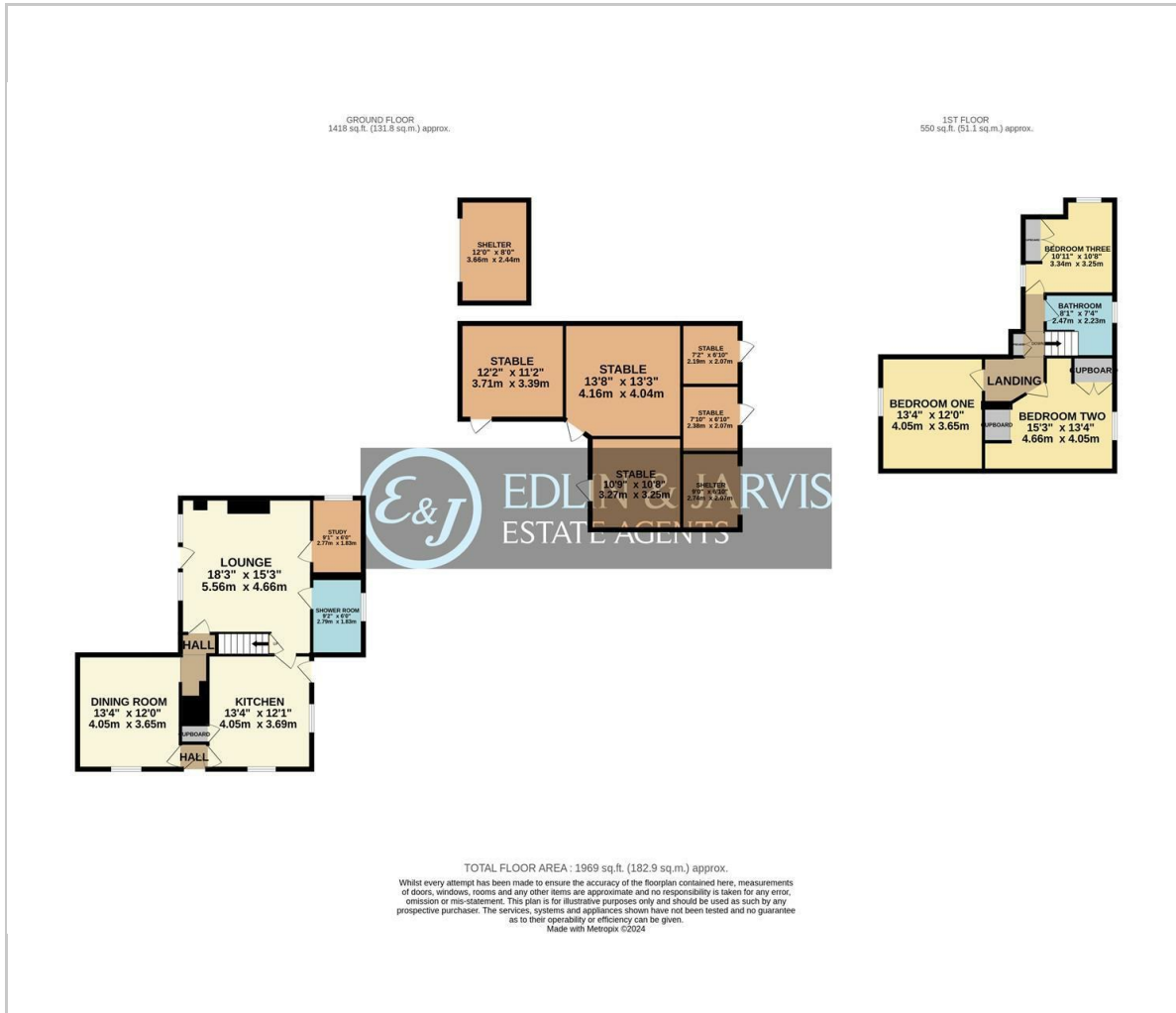
Bathroom
8'1 x 7'4 (2.46m x 2.24m)

Please Note

The grazing land can only be used as permanent pasture.



Floor Plan



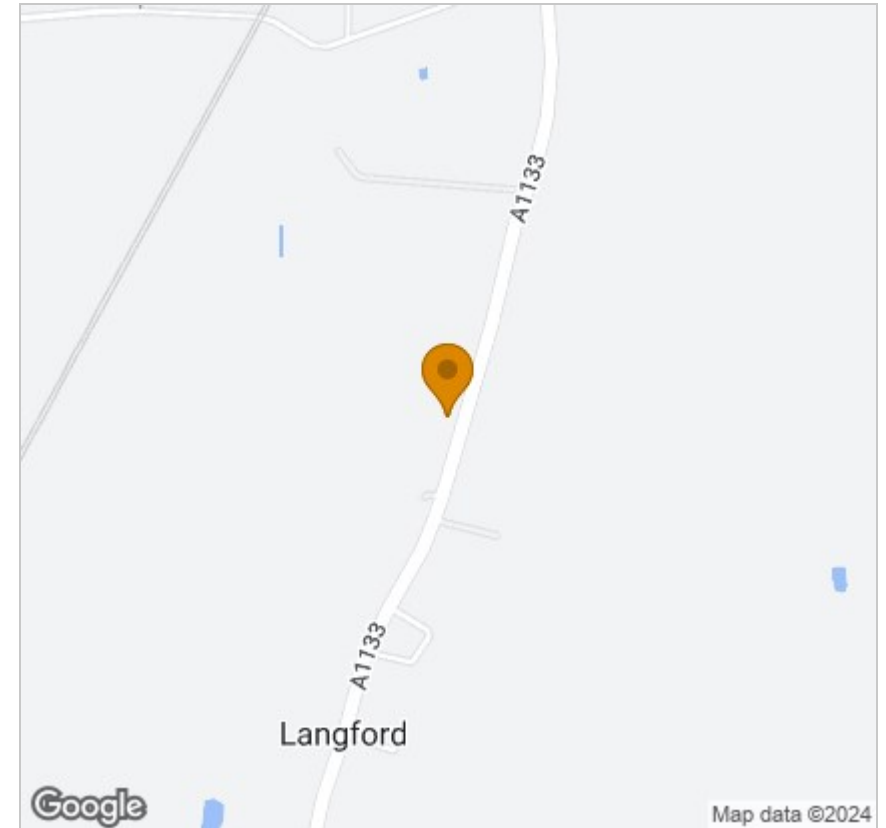
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

