EDLIN & JARVIS
ESTATE AGENTS



29 Holmefield

Farndon, Newark, NG24 3TZ

£250,000

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IDEAL VILLAGE LIFE

A deceptively spacious three-bedroom linked detached bungalow offering a fantastic layout, a highly versatile brick-built workshop, and a brilliant blank canvas for any buyer looking to make a home their own.
Nestled in a quiet, highly sought-after cul-de-sac within the picturesque village of Farndon, this link-detached bungalow combines peaceful village living with excellent daily conveniences.

The property opens into a welcoming entrance hall that includes a convenient guest WC/cloakroom. The heart of the home is the remarkably spacious lounge diner—a bright and versatile L-shaped room that easily accommodates both sizeable living furniture and a full family dining setup. Flowing naturally from the living area is a sunroom (conservatory), offering peaceful views of the rear garden and serving as the perfect spot to unwind with a book. The kitchen is practical and well-proportioned, offering plenty of prep space and storage. Moving through the inner hall, you will find three bedrooms alongside a modern, generous shower room.

The Gardens & Exterior
The exterior of this property is a standout feature, particularly for those who love the outdoors:
The Front: Offers an attractive low-maintenance area alongside a driveway providing essential off-road parking, which leads directly to the single garage.
The Rear Garden: A private oasis waiting for a green-fingered enthusiast to unlock its full potential. Mainly laid to lawn with established areas of shrubs and bushes, it provides a fantastic footprint to design your dream garden.

The Workshop Bonus: An absolute highlight is the detached, brick-built workshop. Fully equipped with power and lighting, this versatile space could easily be transformed into a home office, gym, or dedicated hobby room.
The Coffee Spot: Tucked neatly behind the workshop is a highly secluded seating area, specifically built to capture the quietest moments of the day—ideal for your morning coffee or an evening glass of wine.

























Location & Lifestyle
The property is situated on Holmefield in Farndon, an exceptionally popular and vibrant historic village located just three miles from Newark Town Centre. Farndon perfectly balances rural charm with a thriving local community.
Village Amenities & Connections
Leisure & Dining: Farndon boasts a fantastic local community hub, a hairdressers, a local convenience store, and a post office. For food and drink, you are spoilt for choice with three highly regarded local pubs: The Rose & Crown, The Farndon Ferry, and Riverside, which sits right on the edge of scenic walks along the River Dee / River Trent banks.

Commuting: Transport links are a major benefit. The village offers almost instant access onto the A46 (for Nottingham and Lincoln) and the A1. For rail commuters, nearby Newark North Gate Station provides a fast, direct main line link straight into London King's Cross.

Entrance Hall

Lounge Diner
18'9 x 19'7 (5.72m x 5.97m)

Kitchen
7'2 x 11'11 (2.18m x 3.63m)

Sunroom
10'4 x 12'8 (3.15m x 3.86m)

WC
5'10 x 3'7 (1.78m x 1.09m)

Bedroom One
9'11 x 9'5 (3.02m x 2.87m)

Bedroom Two
8'11 x 9'7 (2.72m x 2.92m)

Bedroom Three
9'9 x 6'4 (2.97m x 1.93m)

Shower Room
9'0 x 9'8 (2.74m x 2.95m)

Garage
8'3 x 19'2 (2.51m x 5.84m)

Workshop
13'3 x 10'2 (4.04m x 3.10m)

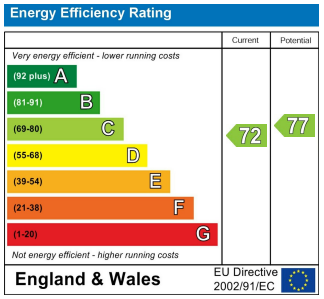
Floor Plan



Area Map



Energy Efficiency Graph



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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