



EDLIN & JARVIS  
ESTATE AGENTS



Gibsons Farm Cottage High Street, Holme, NG23 7RZ

£1,250

3 2 2 E



£1,250

# Gibsons Farm Cottage High Street

Holme, NG23 7RZ

- Beautiful Setting
- 3 Bedrooms
- Off Street Parking
- Village Location
- 2 Bathrooms
- Council Tax Band C

Gibsons Farm is nestled in the charming rural village of Holme. Comprising entrance hall, lounge with log burner, dining room, galley kitchen with modern units and integrated appliances, utility room, 2 double bedrooms and 1 single bedroom and a family bathroom with a free standing roll top bath. The rear garden offers plenty of enclosed space and beautiful views. The property comes with an allocated parking area to the side of the garden accessed via the private gated driveway. The property benefits from oil fired heating.

\*\*\* PLEASE NOTE THE BARN IS NOT INCLUDED IN THE LET, HOWEVER IT CAN RENTED SEPERATELY ALONG SIDE THE PROPERTY FOR AN ADDITIONAL £350pcm\*\*\*

The barn offers a great multifunctional working space with high ceilings and electrics and is located straight across from the property.

Holme village is a no through village approximately 2 miles from Winthorpe and 4 miles from Collingham and offers idyllic walks along the River Trent or around Winthorpe Lake. Holme is popular with keen cyclists and walkers as route 64 is close by. Collingham has many amenities including doctors surgery, dental practice, Co-op supermarket, butcher's, hairdresser's, pub, preschool, primary school and a railway station which provides regular links to Lincoln, Newark & Nottingham. Winthorpe village amenities include a good primary school which was listed in the top 50 for the country, the award-winning traditional English pub & restaurant Lord Nelson, a community centre with sports facilities and a park. Newark Northgate Train station is approximately 4 miles away where the East Coast Trainline allows London Kings Cross to be reached in 1 hour and 15 mins making it ideal for commuters.

Council tax band - D  
Holding Deposit - £288  
Deposit - £1442



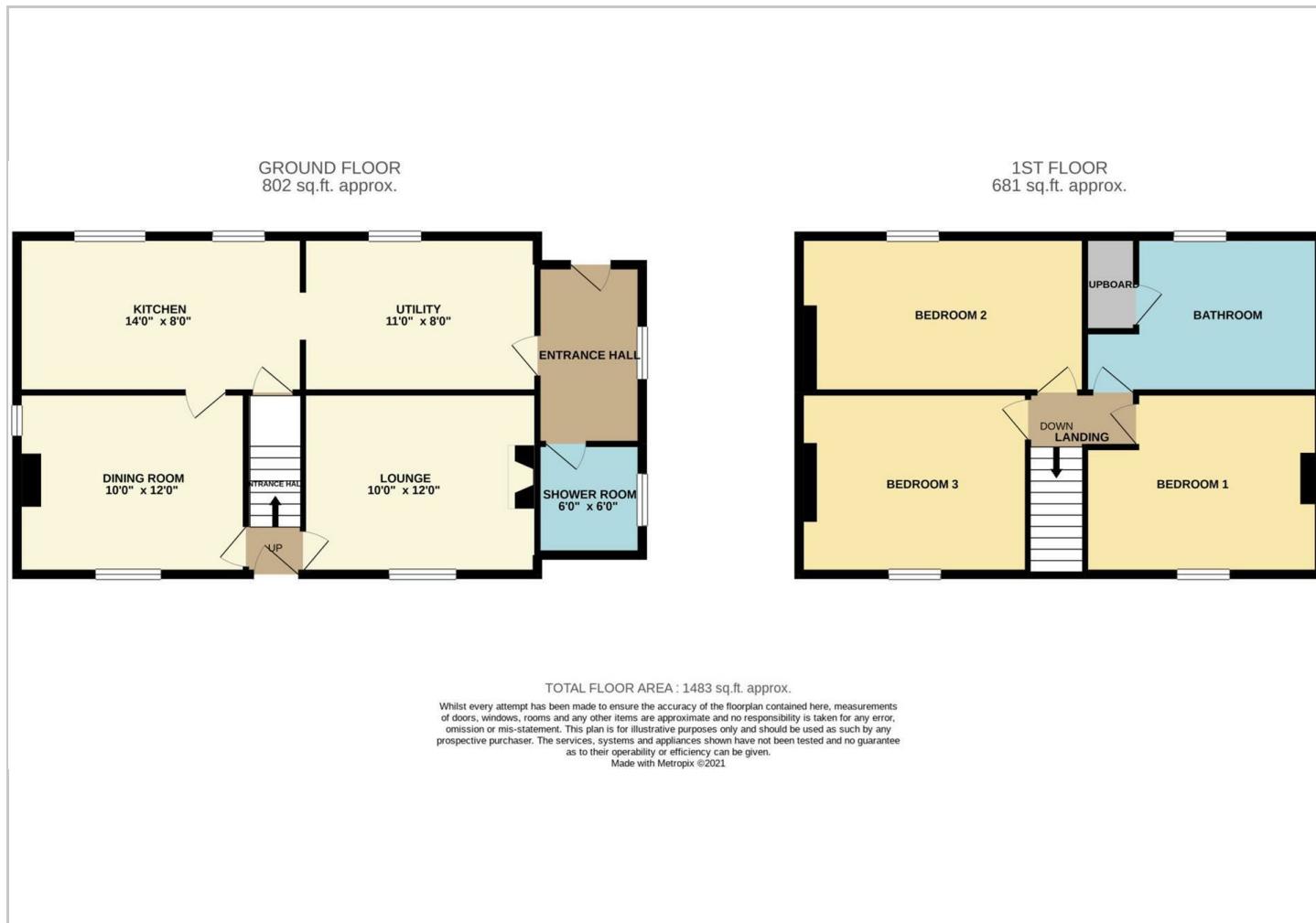


## Directions

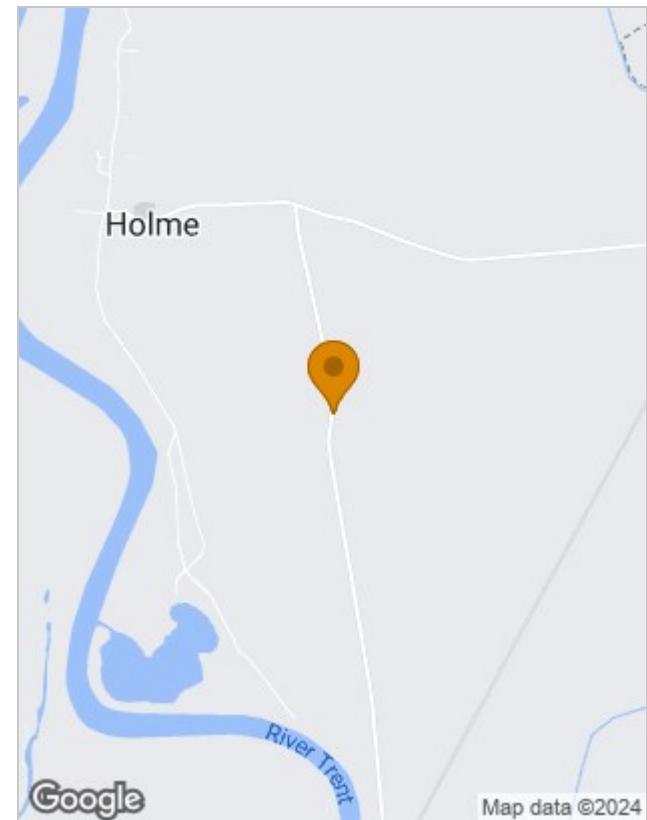




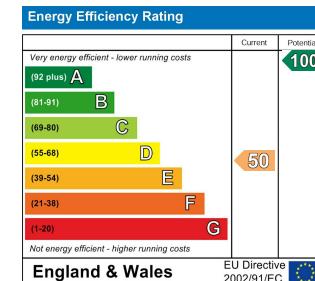
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.