



Partridge Farm Moorhouse Road,
Egmanton, Newark, NG22 0HH

GUIDE PRICE £975,000 - £1,000,000

Tel: 01636 611 811

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

- * Country & Equestrian Property
- * Farmhouse & Stables 17.064 Acres
- * 3 Reception Rooms, 4 Double Bedrooms
- * Bespoke English Oak Handmade Kitchen
- * Master Ensuite & Dressing Room
- * Recently Re-fitted Family Bathroom
- * Solar Panels & Biomass Boiler
- * Gated Courtyard & Stable Yard
- * Workshop, Gym, Man Shed & Dutch Barn
- * Tree Plantation (Approx. 600 Trees), Grass Meadows

GUIDE PRICE £975,000 to £1,000,000 Partridge Farm comprises a delightful four bedroomed farmhouse, stables, outbuildings, menage, woodland and grass meadows, in all extending to 17.064 acres or thereabouts. The house stands in open countryside with far reaching views.

Particular features include a bespoke English Oak fitted kitchen, recently installed solar panels, and a Biomass boiler. The property has been re-roofed in recent years, and the bathrooms are nicely appointed. Electric gates provide access to a courtyard. There is a sizeable and very attractive garden on the south side of the house. The stables are of breezeblock construction under a profile roof, incorporating kickboards, water and electricity. A useful range of outbuildings includes a Workshop, Chalet, Man Shed, 3 Bay Field Shelter, and 2 Bay Open Sided Dutch Barn.

Accommodation briefly provides a reception hall, office, family room, farmhouse kitchen, utility, dining room, sitting room, and cloakroom. The ground floor master bedroom suite comprises a sitting area, dressing room, and shower room. The first floor provides double sized bedrooms, numbers two, three, and four, together with the family bathroom. The menage measures 30m x 60m sand and rubber school with post and rail fencing.

Moorhouse Road is a country lane, a mile or so from Egmont village, and convenient also for commuting to Newark, Retford, Mansfield, and Nottingham. Access points to the A1 trunk road are within approximately 3 miles. Egmont is a small village with a local Public

House and Restaurant. Tuxford 3 miles has a good range of local shops, and an excellent Secondary School. Riding out in this location is very good with miles of country lanes, wide verges, and bridle paths.

The property is traditionally built probably mid-19th Century with red brick elevations and a pantiled roof. The property has been re-roofed quite recently. The property has immense character and charm. The following accommodation is provided:

GROUND FLOOR

LOGGIA

18' x 10'6 (5.49m x 3.20m)



Oak frame construction with lattice and panelled sections. Lantern lighting.

Oak frame and front entrance door.

HALL

10'11 x 10'4 (3.33m x 3.15m)

Oak doors and architrave, Finlock radiator.

OFFICE

11'2 x 8'3 (3.40m x 2.51m)

Indoor window, radiator.

FAMILY ROOM

16'1 x 10'10 (4.90m x 3.30m)

Vaulted ceiling, radiator.

FARMHOUSE KITCHEN

23'6 x 12'5 plus 11' x 6' (7.16m x 3.78m plus 3.35m x 1.83m)



A bespoke Halls English Oak kitchen providing wall cupboards, base units, and working surfaces incorporating a Belfast sink with mixer taps. Classic Rangemaster (electric) with hood extractor. Wood stove, centre opening French doors, tall storage cupboards, quarry tiled floor, LED lighting, island unit incorporating a breakfast bar, Finlock radiator.





UTILITY ROOM

14'8 x 6' (4.47m x 1.83m)



Working surface, plumbing for a washing machine, rear entrance door.

DINING ROOM

14'6 x 10'6 (4.42m x 3.20m)



Open fireplace and hob type grate, two exposed ceiling beams, Finlock radiator.



SITTING ROOM

23'4 x 14'6 (7.11m x 4.42m)



With tall arched French windows, fireplace and wood stove, brick faced chimney breast, heavily beamed ceiling, two double panelled radiators.



INNER LOBBY

With stairs to the first floor.

CLOAKROOM



With low suite WC, basin, wood panelled walls, and quarry tiled floor.

MASTER BEDROOM SUITE

13'9 x 13' (4.19m x 3.96m)



Open plan with a sitting area, and partially divided with an Oak frame. Exposed King post truss, engineered Oak floor.



SITTING AREA

13'11 x 7'9 (4.24m x 2.36m)



Vaulted ceiling, Velux rooflight, wood stove, tiled floor, and Finlock radiator.

DRESSING ROOM

13'11 x 8'7 (4.24m x 2.62m)



(Overall measurements)

Fitted wardrobes, exposed King post truss, Velux rooflight, engineered Oak floor.



SHOWER ROOM

13'11 x 4'7 (4.24m x 1.40m)



Vaulted ceiling, 4'6 wide shower with chrome fittings including a rain shower, electric underfloor heating, basin, low suite WC, half tiled walls, radiator/heated towel rail.

FIRST FLOOR

LANDING

With electric radiator.

ACCESS TO LOFT SPACE

With double glazed window/fire exit, plasterboard and painted walls.

BEDROOM TWO

12' x 11'10 (3.66m x 3.61m)



South facing, double panelled radiator, walk-in wardrobe.

BEDROOM THREE

11'11 x 10'8 (3.63m x 3.25m)



South facing, double panelled radiator.



BEDROOM FOUR

11'3 x 10'2 (3.43m x 3.10m)



Double panelled radiator.

FAMILY BATHROOM

8'8 x 7'9 (2.64m x 2.36m)



Quality Italian ceramic tiled walls, bath with shower and glass screen, low suite WC, basin and ceramic wash stand. Heated towel rail, ceramic tiled floor.



OUTSIDE

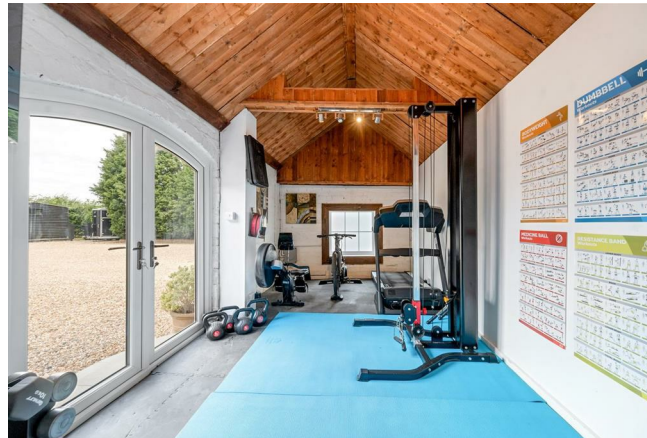
Electric gates give access to a gravelled forecourt area providing ample parking and turning space.

GYMNASIUM

17' x 9' plus 9' x 8' (5.18m x 2.74m plus 2.74m x 2.44m)



With French doors and vaulted panelled ceiling.



WC

With basin and hot water heater. Biomass boiler and quarry tiled floor.

WORKSHOP

24' x 15' (7.32m x 4.57m)



With double doors and solar panels.

HAY BARN

32' x 16' (9.75m x 4.88m)

(Overall)

Open bay building and wash box with feed room.

CHALET/STORE

19'9 x 12'6 (6.02m x 3.81m)

With storage racking.

MAN SHED

14'6 x 13' (4.42m x 3.96m)



Brick construction under a tiled roof

GARDEN



The attractive garden is planted with shrubs and trees. There is a BBQ area, wildlife pond, vegetable garden with planters, shed, greenhouse, and polytunnel.





STABLE YARD



The stable yard comprises four loose boxes and a tack room. The stables have kickboards and drinkers. A substantial breezeblock constructed building with timber front and profile roof.

MENAGE



60m x 30m

With fibre sand. There are 6 mirrors but 3 need replacing, this will be completed just before completion. Sellers jumps will be included in the sale.

DUTCH BARN



A two bay open sided barn with concrete base, classed as an agricultural building. A roof will be constructed before completion of the sale.



A grassed meadow extends to the Greenwood Tree Plantation, planted under an environmental scheme. There is a field extending to 7 acres or thereabouts with access by right of way to Egmont Road.



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.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band C.



SERVICES

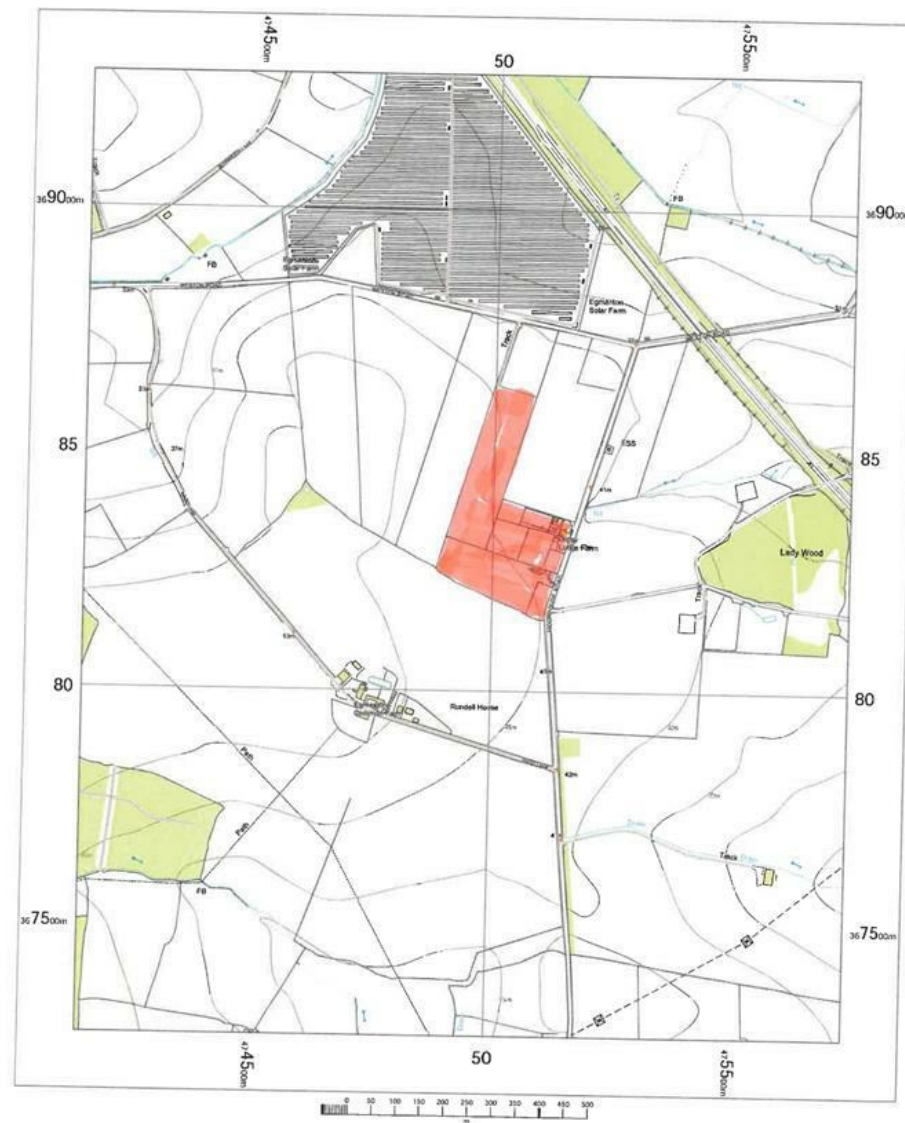
Mains water and electricity are connected to the property. Drainage is by means of a septic tank. The solar panels at present produce a feed in tariff, and installed only 2 years ago. The Biomass boiler is 7 years old.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.



Partridge Farm
Moorhouse Road
Egmont
NG22 0HH

OS VectorMap Local - Landplan Style
Monday, June 22, 2026, ID: JEW-01284225
maps.johnnewright.com

1:10000 scale print at A4, Centre: 474947 E, 368281 N

©Crown Copyright Ordnance Survey. Licence no:
AC0000805567



johnnewright

maps@johnnewright.com
tel: 0115 950 6633

Ground Floor

Approx. 172.7 sq. metres (1859.3 sq. feet)
(excluding Patio, Store, Workshop, WC, Gym)



First Floor

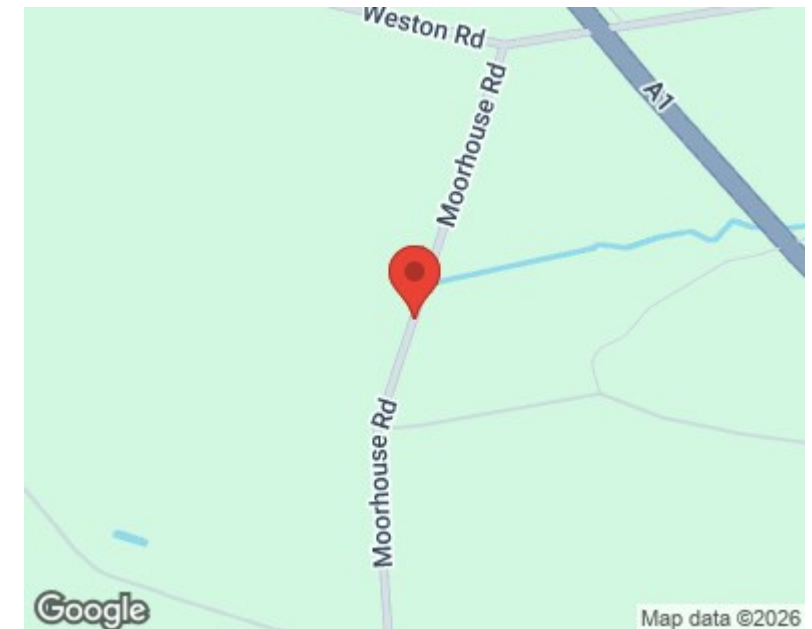
Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 226.6 sq. metres (2439.3 sq. feet)



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers