Jon Brambles
ESTATE AGENTS

Hall Farm House, South Scarle



Guide Price £800,000 to £850,000. A very rare opportunity to purchase one of South Scarle's finest homes. Built in the mid 16th Century, Grade II listed Hall Farm House boasts exemplary modern day living married with incredible architectural features. Positioned on a **LARGE PLOT WITH COUNTRYSIDE VIEWS** in the Conservation Area of the village, the accommodation, which is laid out over three floors, in brief comprises two superb reception rooms, **STUNNING HAND CRAFTED CUSTOM BUILT CONSERVATORY, FABULOUS 'HARVEY JONES' BREAKFAST KITCHEN,** guest WC, **SIX BEDROOMS, two en-suites, a shower room and a family bathroom.** The gardens are beautifully landscaped and there is also a **Garage/Workshop with WC and shower,** a Utility/Store and a **HARTLEY BOTANIC GREENHOUSE.** Viewing is essential to appreciate this truly magnificent home.

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sales@jonbrambles.com
01636 613513
9-10 Paxtons Court, Newark, Nottinghamshire NG24 1DH



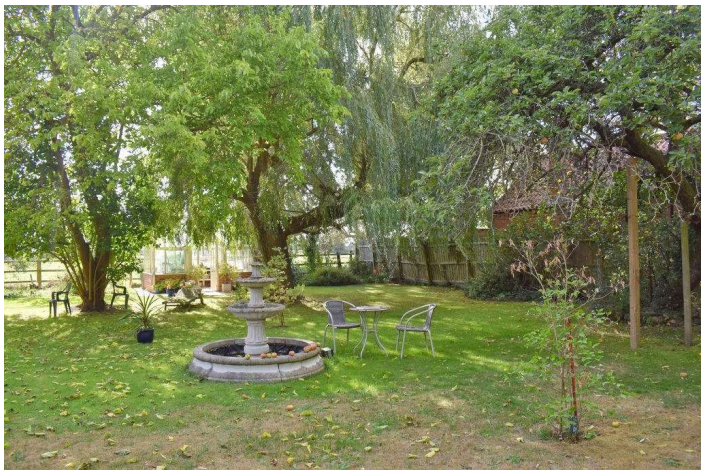

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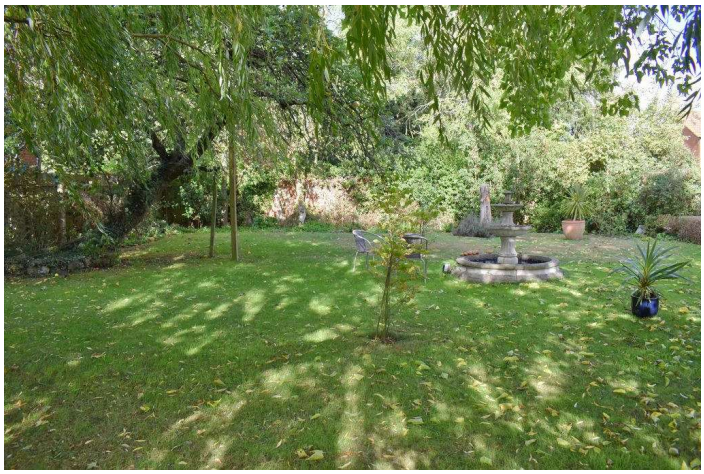



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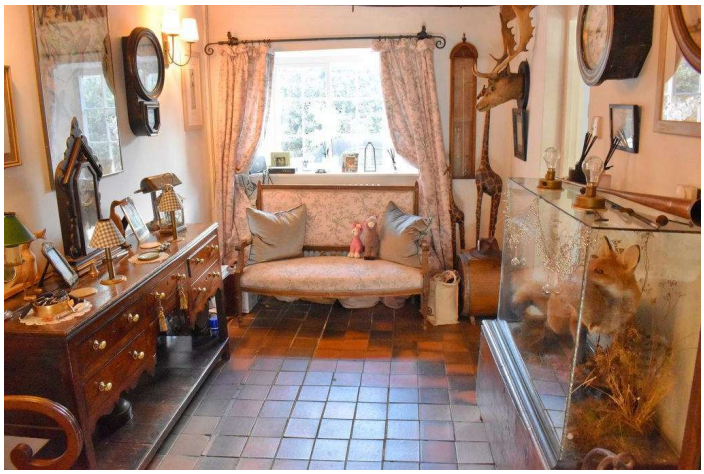






















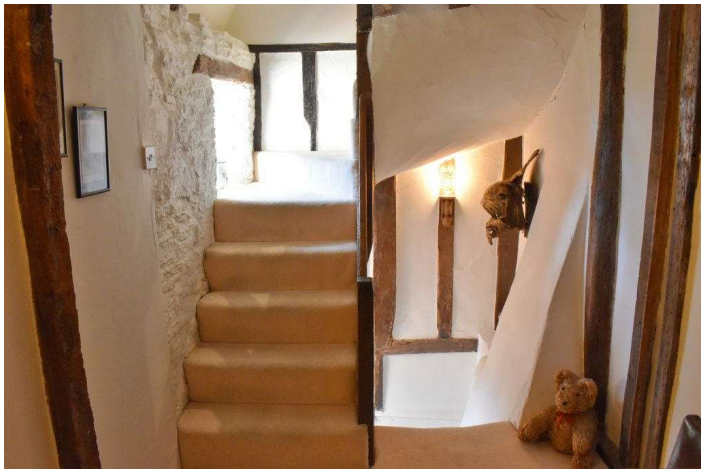






















Situation and Amenities

The village of South Scarle is situated approximately seven miles from the market town of Newark on Trent and around 12 miles to the City of Lincoln. The village is approached by country lanes from Collingham and Besthorpe. This genuinely unspoilt village is set in delightful, rural and farmland surroundings whilst Collingham (around one mile away) has an excellent range of local amenities. Although there is only a small population in South Scarle itself, there is a post office in the village. Schooling in the area is of a high standard with primary schools being found in Winthorpe and Collingham and secondary schooling in Welbourn and Tuxford. Collingham is a vibrant village with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Trains to Lincoln, Newark and Nottingham also run from Collingham and Swinderby (around 1.7 miles from South Scarle). There is good access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes).

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has two windows, flagstone flooring and a ceiling light point. This in turn leads into the formal dining room.

Formal Dining Room *15' 8" x 15' 5" (4.78m x 4.69m)*

A fine reception room with dual aspect windows to the front and side elevations. This formal dining room has wonderful flagstone flooring, the original 17th Century beams, a recessed fireplace with log burning stove, four wall light points and two radiators. Doors lead into the inner hallway and the living room.

Living Room *16' 1" x 15' 3" (4.90m x 4.66m)*

A further superb reception room, being of an excellent size, and having dual aspect windows to the front and rear elevations, and French doors leading into the fabulous conservatory. The living room has the original brick-built fireplace which now houses a multi-fuel burning stove. The room has wide oak board flooring, three wall light points and two original cast iron radiators.

Conservatory *16' 11" x 13' 1" (5.15m x 4.0m)*

The true crown jewel of the house is this spectacular hand crafted, custom made wooden conservatory offering a light filled sanctuary between indoor and outdoor living. Featuring a dramatic pitched roof with opening roof lights, Victorian style steel braces and two sets of French doors leading to the garden. A versatile room for relaxing and entertaining. To complement the conservatory further, there is marble effect stone flooring with under-floor heating and two wall light points.

Inner Hallway *15' 1" x 7' 7" (4.60m x 2.32m)*

The inner hallway has a window to the side elevation and doors into the kitchen and rear porch. The hallway has original exposed beams, a ceramic tiled floor and two wall light points.

Breakfast Kitchen *16' 9" x 15' 3" (5.10m x 4.65m)*

A fabulous sized room with two windows to one side elevation and a further window to the alternate side. There is a also window to the rear. The kitchen is fitted with a range of wall and base units with Quartz work surfaces. There is a Butler style sink with a Quooker boiling water tap and waste disposal unit. There are also two slide-out bins for general and recycling waste. Integrated appliances include a dishwasher, wine cooler, low level fridge and freezer. There is also an electric Aga with extractor over. The room is further enhanced with fantastic exposed beams and a stone floor. In addition there are four ceiling light points, two wall light points above the Aga, two further spotlights and a radiator. A door provides access to a second set of stairs leading to the rear of the property.

Rear Porch

The rear porch has a window, a door leading out into the garden and a further door into the guest WC. The porch has flagstone flooring, a storage cupboard, spotlights to the ceiling and a radiator.

Guest WC

This room has a window to the side elevation and is fitted with a low level WC and wash hand basin. There is a stone floor, a radiator and an extractor fan. The oil fired boiler is housed here.

First Floor Landing

A large spacious 'L' shaped landing having windows to the side and rear elevations, doors leading to three bedrooms and the family bathroom, and stairs leading to the second floor. The landing has three wall light points.

Bedroom Two *15' 5" x 14' 7" (4.70m x 4.45m)*

This stunning spacious bedroom has a window to the side aspect and a further window overlooking the rear with countryside views. The room has built-in wardrobes, wall light points and a radiator. A door leads into the en-suite.

Bedroom Two En-suite *10' 2" x 9' 1" (3.10m x 2.76m) (at widest point)*

The en-suite has a window to the front elevation and is fitted with a walk-in shower cubicle with rainwater head shower, wash hand basin and WC. The room is complemented with marble effect tiled flooring, and also has a small range of built-in storage cupboards, two wall light points, three ceiling spotlights and a radiator. The room is finished off with attractive feature panelling.

Bedroom Four *12' 4" x 10' 10" (3.76m x 3.29m)*

Again, an excellent sized bedroom, having a window to the side elevation, exposed beams, a radiator and two ceiling spotlights.

Bedroom Five *11' 2" x 9' 10" (3.40m x 3.0m)*

A light and airy double bedroom with dual aspect windows to the front and side elevations. This room also has exposed beams, two spotlights to the ceiling, and a radiator.

Family Bathroom *11' 10" x 9' 2" (3.60m x 2.80m)*

A large family bathroom with a window to the rear elevation, and fitted with a suite comprising bath, WC and wash hand basin. There is a walk-in shower cubicle with shower fitted. The bathroom also has storage cupboards, a heated towel rail and spotlights to the ceiling.

Second Floor Landing

The second floor landing provides access to three further bedrooms and the shower room. The landing has two spotlights to the ceiling.

Master Bedroom *19' 5" x 12' 4" (5.93m x 3.75m)*

An absolutely stunning room having a vaulted ceiling with exposed beams. There are two Velux windows enjoying wonderful views over the countryside, two radiators, wood flooring, a wall light point and four spotlights to the ceiling. A door leads to the en-suite, and a further door leads into a good sized storage cupboard.

En-suite to the Master Bedroom *8' 10" x 7' 2" (2.70m x 2.19m)*

This recently re-fitted contemporary room has windows to the rear and side elevations, and is fitted with a walk-in shower cubicle with rainwater head shower, wash hand basin and WC. There is a ceramic tiled floor, spotlights to the ceiling, an extractor fan and a heated towel rail.

Bedroom Three *18' 3" x 14' 9" (5.57m x 4.50m)*

A stunning extraordinarily large and vaulted bedroom with a window to the side elevation, a fitted wardrobe, exposed beams, two wall light points and a radiator.

Bedroom Six *11' 9" x 8' 0" (3.58m x 2.44m)*

A good sized bedroom with a window to the side elevation, a vaulted ceiling with exposed beams, wooden flooring and two wall light points.

Shower Room *8' 0" x 7' 1" (2.45m x 2.15m)*

The shower room is fitted with a walk-in shower cubicle with shower, wash hand basin with storage beneath, and WC. The room has a tiled floor, a heated towel rail and two wall light points.

Outside

The property is entered via electric gates onto a gravel driveway. The front gardens have been beautifully landscaped, predominantly laid to lawn with mature shrub and tree borders, and enjoy views over the neighbouring paddock. There is also a HARTLEY BOTANIC GREENHOUSE with water and electricity connected. The property has off road parking for several vehicles.

Outside to the Rear

To the rear of the property is a courtyard style paved garden with a water feature. Accessed from the rear garden is a brick-built utility room which is equipped with power and lighting. Leading further around is the garage/workshop.

Garage/Workshop *36' 9" x 24' 11" (11.2m x 7.6m) (VENDOR MEASUREMENTS)*

Whilst the enormous garage workshop, with separate shower room and WC, is given over to the vendors classic cars - it could be converted to a granny style annexe if required, subject to the necessary planning consents and building regulations. It boasts a cast iron spiral staircase leading onto a mezzanine floor, giving ample storage. Power and lighting are installed.

Services

The property has a mixture of single and double glazed windows, and oil fired central heating. Mains water, electricity and drainage are connected. None of the services or appliances have been tested by the agent.

Council Tax

The property is in Band F.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

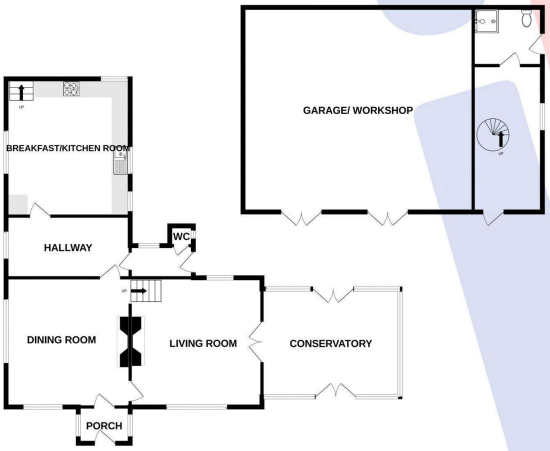
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

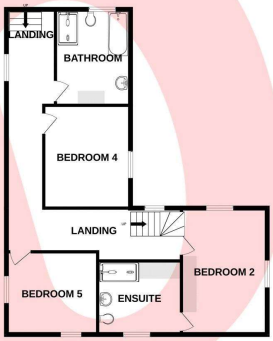
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers. JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007885 13 November 2026

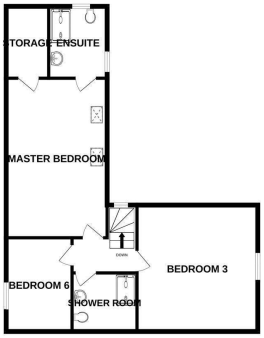
GROUND FLOOR
2044 sq.ft. (189.9 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



2ND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 3679 sq.ft. (341.8 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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