



New Hall, 2 Newport, Barton-Upon-Humber, Lincolnshire, DN18 5QJ

THIS STRIKING QUEEN ANNE HOME IS ONE OF BARTON'S MOST SIGNIFICANT BUILDINGS. SITTING RIGHT IN THE CENTRE OF TOWN, IT OFFERS AROUND 5,000 SQ. FT. OF LIVING SPACE AND PLENTY OF POTENTIAL.



There's charm in every corner, with original features throughout and flexible space across three floors. Currently set up with five bedrooms and three attic rooms, it could easily be adapted to suit modern family life. It's priced to reflect the work needed a real chance to make something special.

We don't often see properties like this come to market.

2 Newport isn't just large — it's one of Barton's landmark buildings, full of period detail and character you just can't recreate.

The home dates back to the Queen Anne period and still holds much of its original layout and features. You'll see original sash windows, timber floors, and high ceilings in most rooms. These elements give the property its personality and strong presence.

Inside, there's a huge amount of space to work with. The main floors offer generous rooms with a layout that can be adapted to suit a modern lifestyle.

Whether you want open-plan living, home offices, or multiple family bedrooms, the space is here — it just needs shaping.





Currently, there are five bedrooms and three attic rooms, which could be used as more bedrooms, storage, or hobby rooms.

It's worth noting this is a Grade II Listed building, so you'll want to work with the right professionals when making changes. But that's part of what makes it special — this is a property with real historical value.

Location-wise, it's right in the middle of Barton. That means shops, cafes, schools, and services are all within easy reach.



If you like walking, the river and surrounding countryside are close by too.

The guide price has been set to reflect the need for updating. Fully modernised, this house could reach well over £1 million.

Whether you're looking for a long-term family home, a project with heritage value, or just a rare opportunity — this one stands out.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band -.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

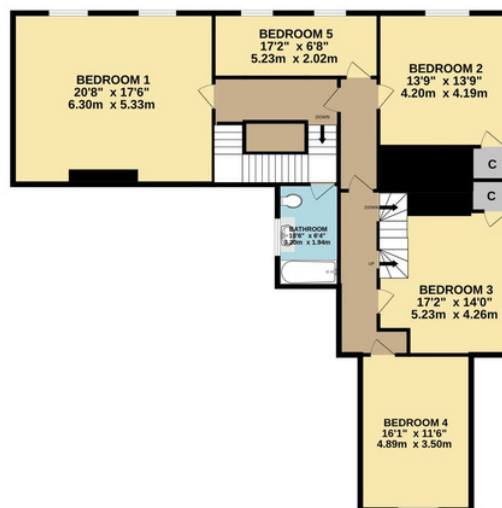
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



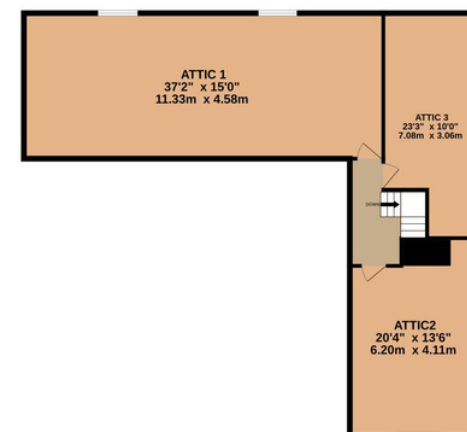
GROUND FLOOR
2354 sq.ft. (218.7 sq.m.) approx.



1ST FLOOR
1415 sq.ft. (131.5 sq.m.) approx.



2ND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



NEWPORT, BARTON-UPON-HUMBER, LINCOLNSHIRE, DN18 5QJ

TOTAL FLOOR AREA : 4850 sq.ft. (450.6 sq.m.) approx.

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

