



EDLIN & JARVIS
ESTATE AGENTS



The Coach House, 46 Gainsborough Road
Winthorpe, NG24 2NN

£750,000



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STEP INTO A STORYBOOK LIFE Winthorpe's Enchanting Family Sanctuary.
Imagine a home where history whispers from exposed beams, and sunlight dances across modern, open spaces. This isn't just a house; it's a living, breathing story, nestled within the coveted conservation heart of Winthorpe. This extended, character-rich cottage offers an extraordinary blend of timeless charm and contemporary luxury, crafting the perfect haven for a growing family or those who crave the art of hospitality.

Step inside and be greeted by a symphony of living areas. The spacious lounge, anchored by a crackling log burner and rustic beams, invites cozy evenings and heartfelt conversations. A snug, a dedicated dining area, and a versatile office/playroom offer endless possibilities, adapting effortlessly to your lifestyle. The ingenious layout, complete with two staircases and a downstairs bedroom and shower room, provides unparalleled flexibility, ideal for multi-generational living or welcoming cherished guests.

The heart of the home is a culinary dream. Prepare to be captivated by the fabulous, extended open-plan living kitchen, a masterpiece of light and space. Bi-fold doors seamlessly merge indoor and outdoor living, while a stunning lantern skylight bathes the room in natural radiance. Picture yourself creating culinary masterpieces while gazing out over the meticulously landscaped garden – a true chef's delight.

Upstairs is a sanctuary of serenity: Ascend to discover a haven of tranquility. The impressive master suite is a private retreat, boasting a dressing area, a sleek ensuite, and a balcony where you can sip your morning coffee amidst the gentle village breeze. Three further double bedrooms, including one with its own ensuite, a family bathroom, and a separate WC, ensure everyone enjoys their own slice of paradise.

Luxury touches & thoughtful details: This home is more than just beautiful; it's intelligently designed for modern living. Enjoy the comfort of underfloor heating and air conditioning, the eco-consciousness of solar panels, and the practicality of a boot room, laundry room, second kitchen area, and a cellar.

Step outside into an outdoor oasis of a landscaped garden that's a true gardener's dream. Lush lawns, vibrant raised beds, an enchanting oak arch pathway, a tranquil pond, and a limestone patio create an idyllic setting for summer barbecues and peaceful relaxation.

Electric gates open to a large, gravelled driveway, offering ample parking and a sense of privacy. Winthorpe itself is a vibrant village, offering a strong community spirit and excellent amenities. A top-rated primary school, buses to Sleaford & Grantham grammar schools, an award-winning pub, a community center, and picturesque surroundings make it an ideal place to call home. Plus, with easy access to the A1 and A46, and Newark's Northgate Train station just a short journey away allows access to London's Kings Cross in 1 hour and 15 mins.

This is more than a home; it's a lifestyle. It's the chance to live your story in a place where character and comfort intertwine. Don't just dream of the perfect family home – live it.

Entrance Hall
10'6 x 9'3 (3.20m x 2.82m)

Open Plan Living Kitchen Diner
14'11 x 20'2 (4.55m x 6.15m)





Dining Area
13'10 x 11'2 (4.22m x 3.40m)

Snug
11'2 x 11'7 (3.40m x 3.53m)

Lounge
27'7 x 10'11 (8.41m x 3.33m)

Laundry Room
5'9 x 5'8 (1.75m x 1.73m)

Office
11'3 x 8'4 (3.43m x 2.54m)

Back Kitchen
11'6 x 9'2 (3.51m x 2.79m)

Boot Room
9'6 x 6'9 (2.90m x 2.06m)

Shower Room
9'6 x 6'6 (2.90m x 1.98m)

Bedroom Five/Reception Room
11'7 x 11'4 (3.53m x 3.45m)

Cellar

Landing

Master Bedroom
14'4 x 11'8 (4.37m x 3.56m)

Dressing Area
11'7 x 11'3 (3.53m x 3.43m)

Ensuite
5'11 x 10'11 (1.80m x 3.33m)

Bedroom Two
8'10 x 15'8 (2.69m x 4.78m)

Ensuite
9'3 x 7'8 (2.82m x 2.34m)

Bedroom Three
11'5 x 8'3 (3.48m x 2.51m)

Bedroom Four
8'7 x 10'2 (2.62m x 3.10m)

Bathroom
6'0 x 7'3 (1.83m x 2.21m)

W C
3'5 x 5'9 (1.04m x 1.75m)

Double Carport



Ground Floor

Floor 1

Approximate total area⁽¹⁾

2673.54 ft²

248.38 m²

Reduced headroom

23.25 ft²

2.16 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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A map of Winthorpe, Lincolnshire, showing the location of All Saints' Church. The church is marked with a red pin icon and labeled "All Saints' Church, Winthorpe". The map includes roads such as Holme Ln, Gainsborough Rd, A1733, and A46. The area is surrounded by green fields and a blue river. The Google logo is visible in the bottom left corner, and "Map data ©2025" is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		66	79
England & Wales		EU Directive 2002/91/EC	