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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)





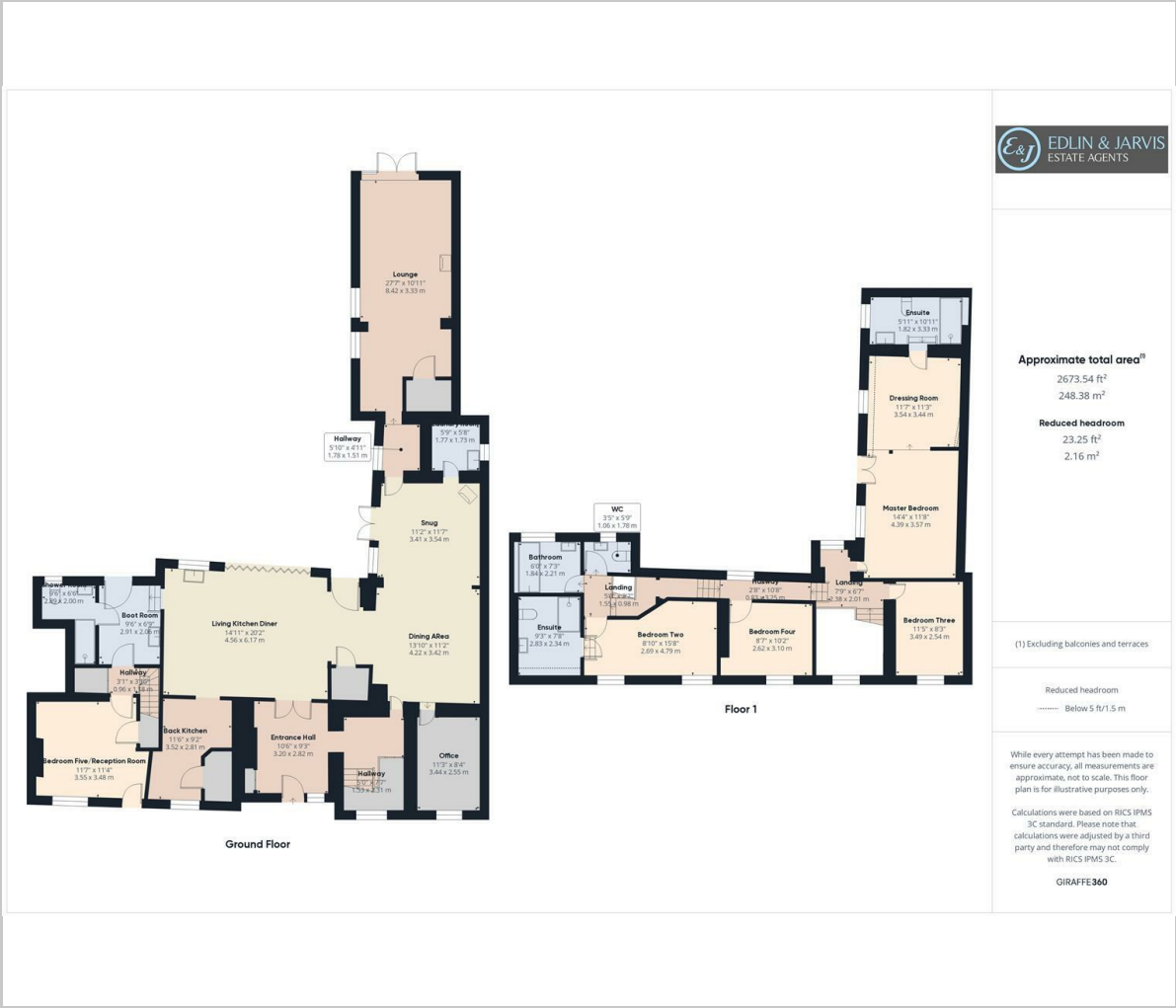


- Dining Area**  
13'10 x 11'2 (4.22m x 3.40m)
- Snug**  
11'2 x 11'7 (3.40m x 3.53m)
- Lounge**  
27'7 x 10'11 (8.41m x 3.33m)
- Laundry Room**  
5'9 x 5'8 (1.75m x 1.73m)
- Office**  
11'3 x 8'4 (3.43m x 2.54m)
- Back Kitchen**  
11'6 x 9'2 (3.51m x 2.79m)
- Boot Room**  
9'6 x 6'9 (2.90m x 2.06m)
- 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**





Floor Plan



Viewing

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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Area Map



Energy Efficiency Graph

