



EDLIN & JARVIS  
ESTATE AGENTS



Balderton House, East Wing, Main Street  
Balderton, NG24 3NN

£475,000





# Balderton House, East Wing

Balderton, NG24 3NN

**\*\*\*STEP INTO TIMELESS ELEGANCE\*\*\*** A Georgian Gem in Balderton's Heart  
Discover a rare sanctuary where history whispers and modern luxury unfolds. This is the East Wing within Balderton House, a meticulously restored 1830 Georgian residence, invites you to experience a life of refined comfort within the coveted conservation area of Balderton's Main Street. This is not just a home; it's a legacy, where soaring ceilings and elegant sash windows frame the beauty of a bygone era, thoughtfully preserved since its 2017 transformation.

Imagine entertaining in the breathtaking, open-plan living kitchen – a sprawling, sun-drenched space extending over 31 feet, flowing seamlessly into a dedicated dining area. Here, culinary artistry meets convivial gatherings, creating memories that linger long after the evening ends.

Four generously proportioned bedrooms, including two luxurious ensembles, offer a peaceful retreat for every member of the family or cherished guests. Each space is designed with comfort and elegance in mind, ensuring a haven of tranquillity.

Beneath the surface lies practical elegance: a spacious cellar, a convenient downstairs WC, and ample storage, all complemented by the warmth of gas central heating.

Step outside into your private oasis: an enclosed garden, a verdant canvas of lush lawn and vibrant shrubs. A paved seating area beckons for sun-drenched breakfasts and starlit barbecues. To the front, a substantial tarmac driveway welcomes multiple vehicles, ensuring effortless arrivals.

Balderton, a village steeped in charm, offers a vibrant community spirit alongside the convenience of modern amenities. Stroll to Tesco, the post office, or a welcoming local pub. Explore the historic beauty of St. Giles Church and the surrounding countryside, perfect for leisurely walks and outdoor adventures. Commuting is a breeze with easy access to the A1, A46, A52, and A17, connecting you to Newark's bustling market town, as well as the vibrant cities of Nottingham, Lincoln, and Leicester. For those seeking the allure of London, the East Coast Mainline whisks you to King's Cross in just 1 hour and 15 minutes. This is more than a property; it's an invitation to embrace a lifestyle of unparalleled elegance and tranquillity. The East wing of Balderton House is a rare treasure, a harmonious blend of historical grandeur and contemporary living, waiting to be cherished. Don't miss the opportunity to make this extraordinary residence your own.

## Entrance Hall

**Open Plan Living Kitchen**  
16'0" x 31'5" (4.88m x 9.58m)







**Dining Room**  
16'0 x 16'5 (4.88m x 5.00m)

**WC**  
12'4 x 3'1 (3.76m x 0.94m)

**Store Room**  
7'3 x 3'1 (2.21m x 0.94m)  
The Store room has plumbing ready for a washer/dryer

**Inner Hall**  
13'3 x 4'1 (4.04m x 1.24m)

**Landing**

**Bedroom One**  
15'11 x 18'0 (4.85m x 5.49m)

**Ensuite**  
8'7 x 3'3 (2.62m x 0.99m)

**Bedroom Two**  
16'2 x 16'0 (4.93m x 4.88m)

**Ensuite**  
8'11 x 3'4 (2.72m x 1.02m)

**Bedroom Three**  
9'1 x 12'9 (2.77m x 3.89m)

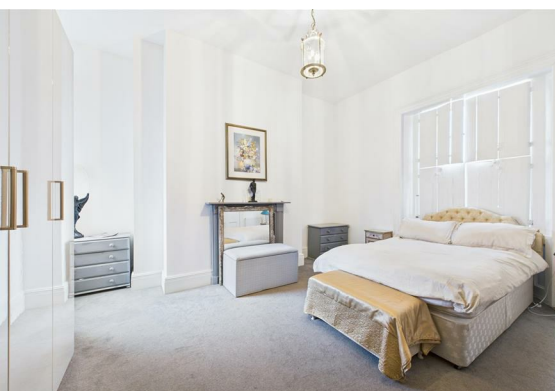
**Bedroom Four**  
11'10 x 6'3 (3.61m x 1.91m)

**Bathroom**  
11'7 x 5'8 (3.53m x 1.73m)

**Cellar One**  
10'9 x 42'2 (3.28m x 12.85m)  
max measurements

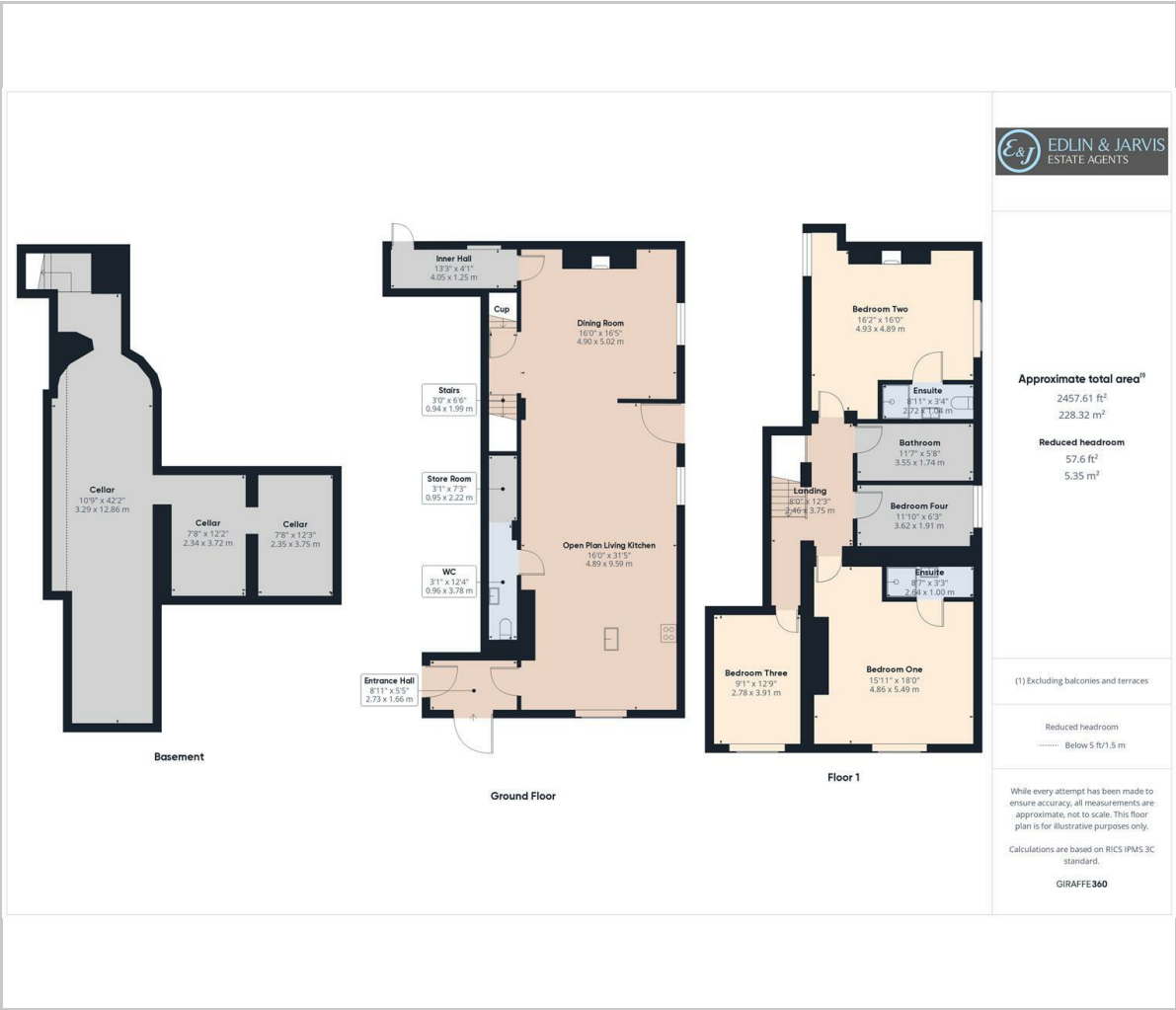
**Cellar Two**  
7'8 x 12'2 (2.34m x 3.71m)

**Cellar Three**  
7'8 x 12'3 (2.34m x 3.73m)





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

