



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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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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 its location relative to surrounding roads and the River Great Ouse. The map is centered on Winthorpe, which is marked with a red pin. The River Great Ouse flows through the area, with a bridge crossing it. The map shows several roads, including Holme Ln, Gainsborough Rd, and A1133. The area is surrounded by green fields and some buildings. The map is credited to Google and shows map data from 2025.

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