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Putting you and your property first



1-3 Mill Gate, Newark, NG24 4TR
£290,000



Property Description

A rare opportunity to purchase a Grade II * Listed historic Newark property built circa 1500. Reputably the first house to be built outside of the Newark town wall. Charismatic and unusual layout with original beams and features consistent with such an ancient dwelling. Three bedrooms, Enclosed garden and separate patio area with parking available. Gas central heating and feature open fireplaces. The property is ideally situated if you commute to London. Newark Northgate Station is the main line into London Kings Cross and the journey time is approximately 1 hour 20 minutes.

SIDE ENTRANCE LOBBY

With door opening into lobby area with space upright fridge freezer. Door opening into kitchen/diner.

KITCHEN/DINER

17'5" max x 13'9" max (5.31m max x 4.19m max) Front porch leading to L-shaped kitchen/diner with fitted cottage style base units and glazed wall mounted cupboards. Open shelving, wooden work surfaces with inset Belfast style sink. Wooden panelling. Gas range. Quarry tiled floor. Exposed feature brick chimney breast with space to house fridge. Beamed ceilings. Window to front elevation and radiator. Stairs rising to the first floor receptions. Door to conservatory and further door to cellar. Door leading to hallway and the rest of the ground floor accommodation.

GARDEN ROOM

15'5" max x 9'2" max (4.70m max x 2.79m max) Character period garden room with exposed brick wall and glazed doors out onto the enclosed stone courtyard. Raised brick planters harbouring mature shrubs. Quarry tiled flooring.

HALLWAY

Doors off to bedrooms and french doors opening to terraced rear garden.



CLOAKROOM

4'3" x 2'3" (1.30m x 0.69m)

Door leading from hallway to cloakroom with low level W/C and hand basin. Part panelled walls.

DINING ROOM

12'9" x 9'1" (3.89m x 2.77m)

With exposed brick fire surround and window to front elevation. Exposed beams, radiator, built in cupboards. Door leading onto Millgate.

BEDROOM 1

9'1" x 7'6" (2.77m x 2.29m)

Double bedroom with window to side overlooking the enclosed courtyard. Door to bathroom.

BATHROOM

P-shaped bath with electric shower and glass screens, low level W/C and wash hand basin in white. Part tiled walls and exposed beam. Window to side elevation. Radiator.

BEDROOM 2

9'11" x 5'8" (3.02m x 1.73m)

Bedroom with window to side enclosed patio area. Storage cupboard off. Radiator.

BEDROOM 3

10'11" x 9'6" (3.33m x 2.90m)

Raised platform with area for double bed. Skylight and door to separate W/C. Door to shower room. Radiator.

SHOWER ROOM

4'4" x 5'3" (1.32m x 1.60m)

White suite comprising shower and wash hand basin. Window to side.

ENSUITE TOILET

9'5" x 3'4" (2.87m x 1.02m)

Leading from third bedroom. Door to rear enclosed courtyard. Wall mounted boiler.

FIRST FLOOR

Stairs rising from Kitchen/Diner.

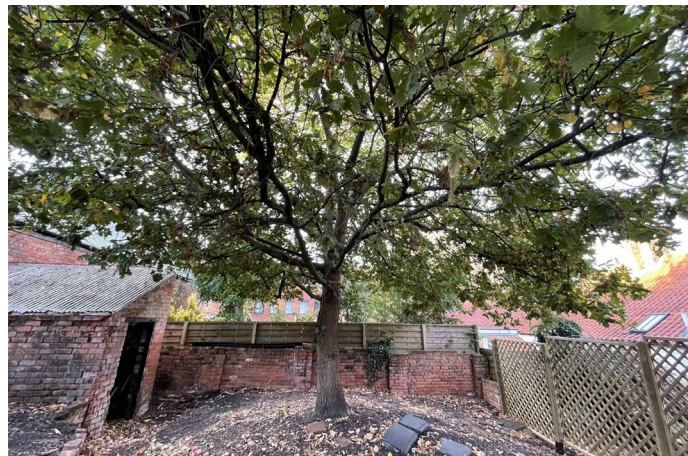


STUDY

16'10" x 9'3" (5.13m x 2.82m)

Stairs leading upto study with original beams and historic features. Minstrals Gallery. Windows to front and back elevations. Vaulted ceiling and skylight to the rear. Archway leading to lounge. Exposed feature fireplace. Radiator.







LOUNGE

16'10" x 9'11" (5.13m x 3.02m)

Window to front elevation, small picture window to side, open fireplace, original beams and features consistent with age and character of the property. Radiator.

CELLAR

14'9" max x 9'5" max (4.50m max x 2.87m max)

Door leading from kitchen to cellar with room for ample storage.

OUTSIDE

Door from hallway leading out onto terraced style garden with established oak tree and walled garden area.

PARKING

The current owner has an agreement in place with a neighbouring property which allows him to park to the rear of the property. We are led to believe that this agreement would be extended to the new owner.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office.





Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.