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Trent Bridge House Beastmarket Hill, Newark, NG24 1BN

£350,000



## Property Description

A unique opportunity to purchase a Grade II Listed detached property currently occupied as offices, situated in a prominent position adjacent to the historic Newark Castle and alongside the River Trent. The property is set behind an ashlar wall with chamfered coping and iron railings. Every window offers views of historic Newark, to the front the property over looks The Town Wharf and The Ossington building, to the side is the River Trent and to the rear Newark Castle. The former Toll House is believed to date from the 18th century with 19th century additions. The property can continue to be used as business premises offering numerous meeting/office rooms with large reception area or converted back to a family dwelling (subject to change of use and obtaining the necessary planning permissions).

### ENTRANCE PORCH

Entrance to porch. Further door gives access to:-

### RECEPTION/SALES ROOM

22'9" x 13'7" (6.95 x 4.16)

Having windows to two elevations. Radiator.

### MAIN OFFICE/MEETING ROOM TWO

13'10" x 12'4" (4.23 x 3.78)

Window to the front elevation. Cast iron fireplace with tiled inserts. Radiator.

### INNER HALL

Having a large main entrance door with stained glass above. Flagstone flooring. Stairs rise to the first floor. Stairs down to cellar. Door to:-

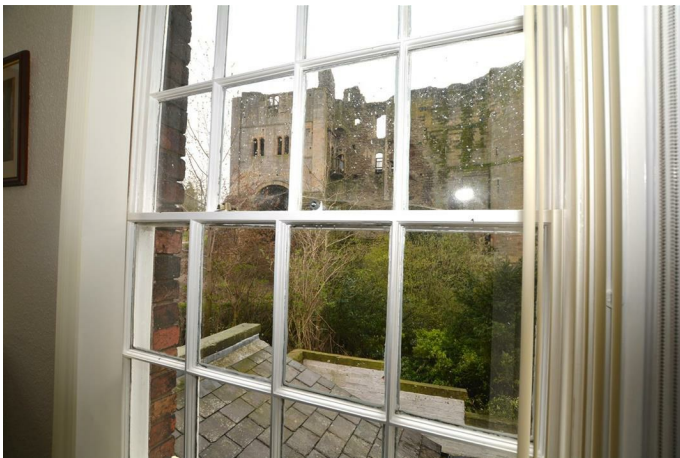
### CELLAR

Having two vaulted compartments.

### MEETING ROOM ONE (RIVER ROOM)

23'11" x 12'5" (7.30 x 3.79)

Windows to two elevations giving views of both The Wharf and River Trent. Three radiators.



### OFFICE THREE/ STATIONERY ROOM

15'5" x 11'10" (4.71 x 3.63)

Large versatile room currently used as a stationary room. Window to the rear elevation. Door to rear porch. Radiator.

### PORCH/BOILER ROOM

Housing the boiler serving the gas fired central heating system. Door to the rear paved courtyard.

### KITCHEN

15'5" x 7'4" (4.72 x 2.26)

Fitted with a range of wall and base units inset with a stainless steel sink and drainer. Space for a cooking range. Radiator. Window to the rear elevation. Door off to the pantry room.

### STORE/PANTRY

12'5" x 5'4" (3.81 x 1.64)

Fitted with shelving. Door giving access to the side elevation and paved riverside terrace.

### LADIES AND GENTS WC

Fitted with low suite WC and wash hand basin. Window to the rear elevation.

### FIRST FLOOR

Stairs rise to first floor landing. Further shallow stairs give split access to the front and rear meeting/office rooms. Further stair case gives access to the second floor. Window to the front elevation.

### OFFICE FOUR/ MEMBERS ROOM

12'5" x 14'2" (3.81 x 4.32)

Having two windows to two elevations. Radiator.

### COMMITTEE ROOM

12'5" x 14'2" (3.81 x 4.32)

Window to the front and side elevations. Radiator.

### OFFICE SIX/TRENT ROOM

15'2" x 12'5" (4.64 x 3.81)

Two windows to two elevations. Radiator.



### OFFICE SEVEN/ CASTLE ROOM

15'5" x 13'0" (4.71 x 3.98)

Window to the rear elevation with views of Newark Castle. Radiator.

### CLOAKROOM/BATHROOM

9'0" x 6'0" (2.76 x 1.85)

Fitted with a white suite comprising low suite WC, wash hand basin and space for a shower. Radiator. Window to the rear elevation.







## SECOND FLOOR

Stairs rise to the second floor landing with access to the store rooms.

### STORE ONE

14'2" x 12'5" (4.33 x 3.81)

Window to side elevation. Radiator.

### STORE TWO

14'2" x 11'5" (4.33 x 3.49)

Window to side elevation. Radiator.

## LOCAL AUTHORITY

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



## SERVICES

Gas and electricity are connected to the property.

Drainage is via a private system connecting to the mains sewer. 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 office, call 01636 813971.





TOTAL FLOOR AREA : 2790 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



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