



1-3 Mill Gate

Newark, NG24 4TR



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£280,000

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.





SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

ACCOMMODATION

SIDE ENTRANCE LOBBY

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

KITCHEN/DINER

5.31m max x 4.19m max (17'5" max x 13'9" 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

4.70m max x 2.79m max (15'5" max x 9'2" 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

1.30m x 0.69m (4'3" x 2'3") Door leading from hallway to cloakroom with low level WC and hand basin. Part panelled walls.

DINING ROOM

3.89m x 2.77m (12'9" x 9'1") With exposed brick fire surround and window to front elevation. Exposed beams, radiator, built in cupboards. Door leading onto Millgate.



BEDROOM ONE

2.77m x 2.29m (9'1" x 7'6") 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 WC and wash hand basin in white. Part tiled walls and exposed beam. Window to side elevation. Radiator.

BEDROOM TWO

3.02m x 1.73m (9'11" x 5'8") Bedroom with window to side enclosed patio area. Storage cupboard off. Radiator.



BEDROOM THREE

3.33m" x 2.90m (10'11" x 9'6") Raised platform with area for double bed. Skylight and door to separate W/C. Door to shower room. Radiator.

SHOWER ROOM

1.32m x 1.60m (4'4" x 5'3") White suite comprising shower and wash hand basin. Window to side.

EN-SUITE WC

2.87m x 1.02m (9'5" x 3'4") Leading from third bedroom. Door to rear enclosed courtyard. Wall mounted boiler.



FIRST FLOOR

Stairs rising from Kitchen/Diner.

STUDY

5.13m x 2.82m (16'10" x 9'3") Stairs leading up to 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

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

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

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

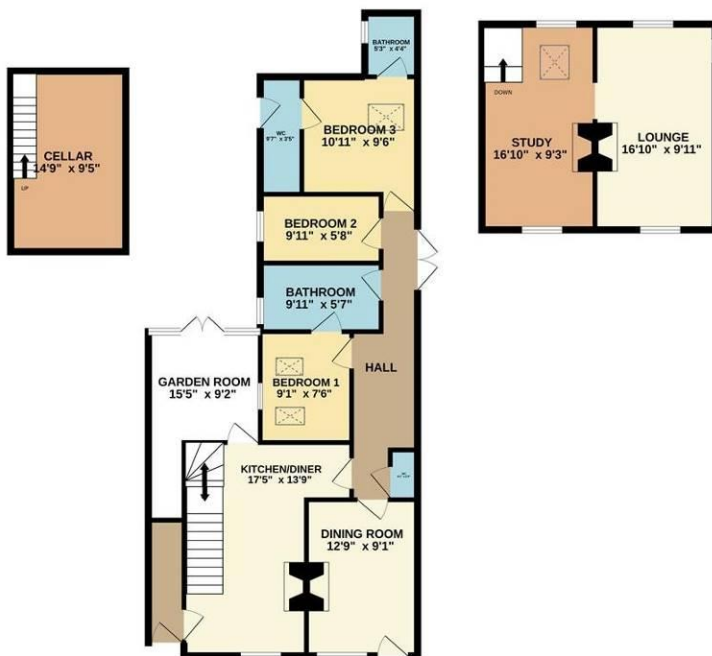
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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TOTAL FLOOR AREA: 1310 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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