

117 Balderton Gate

Newark, NG24 1RY

Offers in Excess of £700,000

Compton House is an impressive Grade II listed Georgian residence, perfectly positioned in the heart of Newark, a historic market town with excellent transport connections, including the A46, A1, and two nearby train stations, one offering direct services to London King's Cross. Currently a stunning family home, the property also features a self-contained two-bedroom annex, currently operating as an Airbnb, providing potential income for a new owner. Originally a bed and breakfast, the house still retains seven additional en-suite bedrooms, a welcoming reception hallway, and a drawing room with an open fireplace. The lower ground floor offers further versatile living space, including a beautifully fitted Shaker-style kitchen, lounge diner, and utility room, making this an ideal home for those seeking both business opportunities and generous family accommodation. We have been advised by the current owner that the lower ground floor was completely refurbished in 2021. Brimming with character, Compton House showcases many original features, from elegant doors and decorative coving to intricate ceiling roses and deep skirtings, all of which contribute to its timeless appeal. Outside, a private walled courtyard garden provides a peaceful retreat, while off-street parking adds practical convenience. Viewings are strongly recommended to fully appreciate the flexibility, space, and unique lifestyle this remarkable historic property offers.





ALASDAIR
MORRISON
&
Mundys

SERVICES

All mains services available. Gas central heating.

EPC RATING – Grade II Listed.

COUNCIL TAX BAND – E, Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.



ALASDAIR
MORRISON
&
Mundys



ALASDAIR
MORRISON
&
Mundys



ACCOMMODATION

ENTRANCE RECEPTION HALL

Sash window to the front elevation, feature panelling to walls, radiators, tiled flooring with inset mat, coving to the ceiling, ceiling rose, door to drawing room, door to Annex, feature arch, stairs to the first floor, door to ground floor en-suite bedroom, door to rear courtyard garden and stairs to the lower ground floor.

DRAWING ROOM

Sash windows with fitted shutters to the front elevation, coving to ceiling, picture rails, ceiling rose, radiator, built-in bespoke cabinetry and open fireplace.

BEDROOM TWO

Sash window to the rear elevation, radiator, coving to the ceiling, picture rail, ceiling rose, and door to en-suite.

EN-SUITE

Fitted with a white suite comprising a pedestal wash handbasin, low-level WC and panelled bath with a mixer shower attachment and a mains fed shower over. Tiled splashbacks, coving to the ceiling, extractor, heated towel rail and opaque sash windows to the rear elevation.

LOWER GROUND FLOOR

HALLWAY

Stairs up to the ground floor, under stair storage cupboard, door to utility room/boiler room, doors to lounge diner, and door to kitchen breakfast room.



UTILITY ROOM/BOILER ROOM

Space and plumbing for a washing machine and dryer, wash hand basin and Butler style ceramic sink, wall mounted boiler, tiled splashbacks, tiled floor, wall mounted units and opaque window to the rear elevation.

KITCHEN BREAKFAST ROOM

Fitted with a range of Shaker style wall and base units with a granite work surfaces incorporating double undercounter ceramic sinks. Space for a large Range style cooker with fitted extractor above. Space for a fridge freezer, integrated dishwasher, inset spotlights, centre island with butcher block style worksurface incorporating a breakfast bar. Double glazed sash window to the rear elevation, electric under floor heating and open plan to the lounge diner.



LOUNGE DINER

Windows to the front elevation with built in shutters, inset spotlights, feature chimney breast with lighting, column radiators, electric underfloor heating and built in wall and base units.

HALF LANDING

Stairs to the first floor and steps leading to cloakroom and laundry room.

CLOAKROOM WC

Fitted with a low-level WC and wash handbasin. Tiled splashback, radiator, heated towel rail, picture rail, coving to ceiling and opaque sash window to the rear elevation.





LAUNDRY ROOM

Housing the hot water cylinders and built-in shelving.

FIRST FLOOR LANDING

BEDROOM THREE

Sash window to the rear elevation, radiator, coving to the ceiling, picture rail, wall light points, and door to en-suite.

EN-SUITE

Shower cubicle with an electric shower and tiled splashbacks, low-level WC and pedestal wash handbasin. Tiled splashbacks, coving to the ceiling, built-in wardrobes, inset spotlights and extractor.

MASTER BEDROOM

Sash windows and balcony at the front elevation, coving to ceiling, picture rails, radiator, ceiling rose, door to en-suite and archway to bath tub.

BATH

Freestanding roll top bath, heated towel rail, wall light points, coving to the ceiling, picture rails and sash window to the front elevation.

EN-SUITE SHOWER ROOM

Fitted with a shower cubicle with a mains fed shower, low-level WC and wash handbasin set with a vanity unit. Tiled splashbacks, extractor, chrome heated towel rail and coving to the ceiling.

HALF LANDING

Stairs to the second floor and door to bedroom.

BEDROOM SEVEN

Sash window to the rear elevation, radiator, coving to the ceiling, picture rail, wall light point and door to en-suite WC.

ENSUITE WC

Fitted with a low-level WC and wash hand basin. Tiled splashbacks, extractor, coving to the ceiling and picture rail.

SECOND FLOOR LANDING

Access to roof space, coving to ceiling, ceiling rose and doors to three further bedrooms.

BEDROOM FIVE

Sash window to the rear elevation, radiator, coving to the ceiling, picture rail, ceiling rose, built in wardrobe and door to en-suite.

EN-SUITE

Fitted with a low-level WC, wash handbasin set within a vanity unit and panelled bath with a mixer shower attachment and mains fed shower over. Tiled splashbacks, heated towel rail, coving to the ceiling, picture rail and extractor.

BEDROOM FOUR

Sash windows to the front elevation, built-in wardrobe, radiator, coving to ceiling, picture rail, ceiling rose, wall light points and door to en-suite.





EN-SUITE

Fitted with a low-level WC, pedestal wash handbasin and panelled bath with an electric shower over. Tiled splashbacks, coving to the ceiling, picture rail, heated towel rail and extractor.

BEDROOM SIX

Sash window to the front elevation, radiator, coving to the ceiling, picture rail, ceiling rose, wall light points, built-in wardrobe and door to en-suite.

EN-SUITE

Fitted with a low-level WC, pedestal wash handbasin and shower cubicle with a mains fed shower. Tiled splashbacks, heated towel rail, sash window to the side and extractor.



ANNEX

ANNEX HALLWAY

Accessible from the reception hallway of the main house, radiator, doors to a kitchen diner, two bedrooms, bathroom, and living room.

ANNEX KITCHEN DINER

Fitted with modern white base units with a worksurface incorporating a sink unit with a stainless steel mixer tap. Splashbacks, radiator, skylight window and recess with shelving.

ANNEX BEDROOM ONE

Window to the side elevation, radiator and wall light points.

ANNEX BEDROOM TWO

Window to the side elevation, radiator, wall light points and built-in wardrobes.

ANNEX LIVING ROOM

Windows to the rear elevation, French doors onto the courtyard, radiators, wall light points and an electric fire suite.

OUTSIDE

There is an enclosed courtyard style garden at the rear with gated access and parking with shared access.





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, J Walter and Callum Lyman 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.

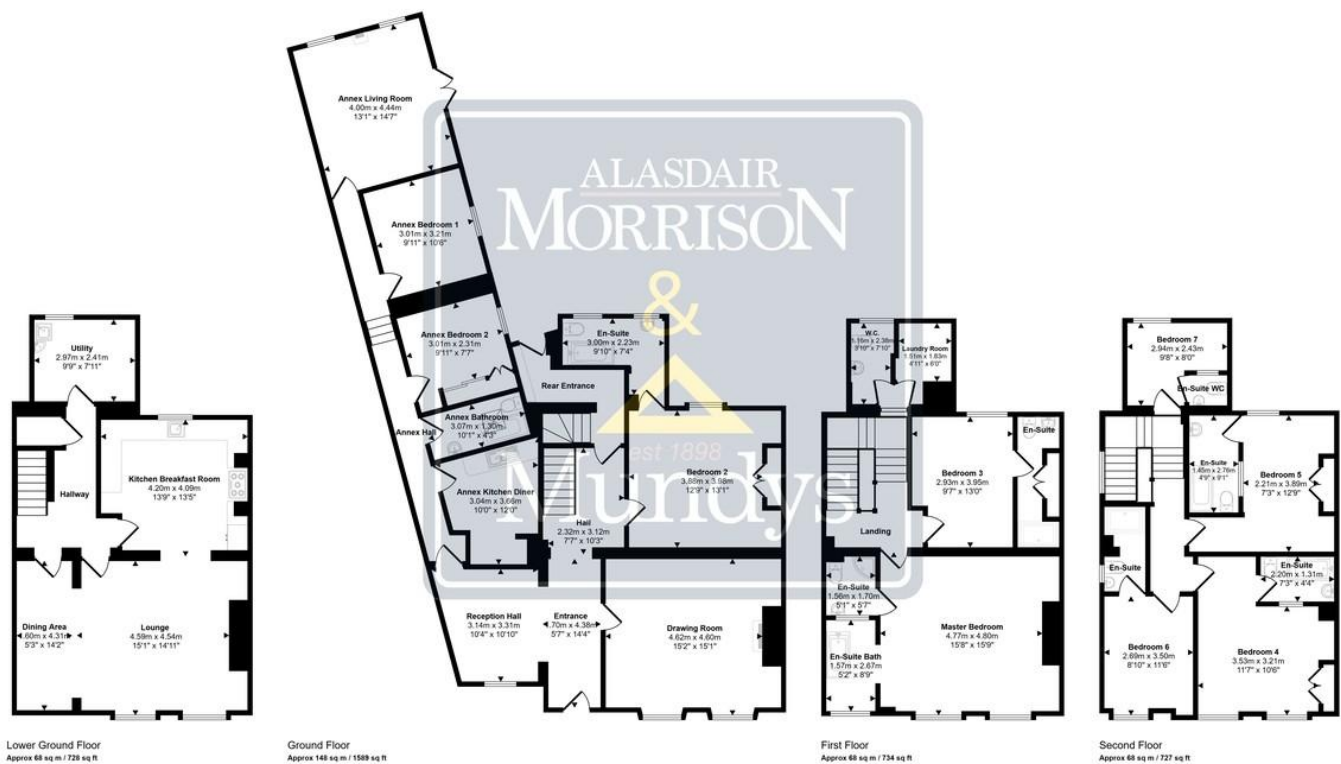
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The detail is a general outline for guidance only and does not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Approx Gross Internal Area
281 sq m / 2778 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or misstatements. Copies of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.