



**Willingham House, Norwell Lane, Cromwell,
Newark, NG23 6JQ**

Guide Price £475,000-£500,000

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 **RICHARD
WATKINSON
PARTNERS**

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GUIDE PRICE £475,000 - £500,000 A traditional Georgian farmhouse providing four bedroomed family sized accommodation together with a walled garden, paddock, listed Dovecote and land extending to 1.164 acre (0.471 ha) or thereabouts.

The house is South facing with a pleasant aspect. The land extends to the West with a return frontage to Norwell Lane. The property is situated in a charming small village and is 6 miles North of Newark on Trent. Modernisation, repair and restoration is necessary with the potential of creating a home of considerable character and realising significant capital appreciation.

The house is traditionally built with brick elevations under a Welsh slate roof. Purpose made replacement Box Sash windows with fine glazing bars and double glazing are installed to the front elevation. There is a porch entrance with stone parapet and potential to reinstate a ground floor reception room.

The accommodation provides on the ground floor an entrance porch with panelled front door, sitting room with low box sash window and panelled reveal, lobby, dairy and larder, dining room with low box sash window, heavily beamed ceiling and opening to a back room with a new casement window. A small lobby leads to the good sized dining kitchen.

The first floor 4 good sized bedrooms, bathroom, separate WC, back landing and box room.

There is an attached outhouse and the integral garage, originally a room with chimney breast, centre beam and moulded ceiling cornice. The Dovecote is in a dilapidated state whilst a temporary roof covering is constructed in order to make the building watertight. The paddock has a separate field gate entrance.

The village of Cromwell is situated 6 miles North of Newark. The village is linear in character and has only a comparatively small population. St Giles Church is a splendid focal point of the village with the 17th Century old Rectory and a Roman Villa is known lying within the

extensive complex of fields close by the River Trent.

Local amenities include a petrol station, accessed by the slip road South of the village, together with a convenience store. There is a community village hall and the Milestone Brewery Tap Room and Private Beer Garden within the village is just a short walk. The neighbouring village of Sutton on Trent (2 miles) has excellent amenities including medical centre, primary school and a Co-operative store. Newark on Trent provides extensive facilities including Waitrose, Asda, Morrisons and Aldi. The town is on the main East Coast railway line with services from Newark Northgate Station to London King's Cross in journey times of just over 75 minutes.

The property provides the following accommodation:

GROUND FLOOR

PORCH ENTRANCE WITH STONE PARAPET

Entrance porch with double panelled radiator and panelled front entrance door.

SITTING ROOM

15'9 x 14' (4.80m x 4.27m)

South facing low box sash window in a panelled reveal. Tiled fireplace, double panelled radiator and fine moulded ceiling cornice.

Door to Lobby:



DAIRY

15'1 x 6'9 (4.60m x 2.06m)

Approached by two steps down.

Thrawl, built-in cupboard and two steps down to the Larder:

LARDER

15'9 x 6'6 (4.80m x 1.98m)

Thrawl, double glazed replacement casement window.



DINING ROOM

20'11 x 14'11 (6.38m x 4.55m)

South facing with low window and panelled reveal. Stove and combined central heating boiler. Heavily beamed ceiling and connecting door to the Lobby.



BACK ROOM

9'4 x 6'9 (2.84m x 2.06m)

Recently installed casement double glazed window.

SMALL LOBBY

KITCHEN

15'2 x 13'10 (4.62m x 4.22m)

Wall units, base units and working surfaces incorporating a sink unit. One recently installed casement double glazed window and a single glazed window. Radiator and tiled floor.



FIRST FLOOR

LANDING

BEDROOM ONE

14'8 x 14'4 (4.47m x 4.37m)

New box sash window South facing, built-in pine cupboard, marble fireplace surround and double panelled radiator.



BEDROOM TWO

13'10 x 11'7 (4.22m x 3.53m)

South facing. Hob fireplace. A petition has reduced the original size of this room.



BATHROOM

12'9 x 6'8 (3.89m x 2.03m)

Low pine door, basin, bath, shower cubicle, double

panelled radiator, airing cupboard containing the hot water cylinder.



WC

Separate WC with close coupled WC and Velux roof light.

BACK LANDING

With Velux roof light.

BOX ROOM

With single glazed window.

BEDROOM THREE

13'9 x 13'8 (4.19m x 4.17m)

South facing box sash window, marble fireplace surround.



There are two steps down from the Back Landing:

BEDROOM FOUR

11'10 x 6'8 (3.61m x 2.03m)

Replacement wood framed double glazed window.

INTEGRAL GARAGE

15' x 13' (4.57m x 3.96m)

Originally a Reception Room in the main house with the existing chimney breast, a centre beam and moulded ceiling cornice.



OUTHOUSE

10' x 8' (3.05m x 2.44m)

Of brick construction under a slated roof with a brick floor.

THE DOVECOTE

Listed Grade II as a 17th Century Pigeoncote. The building was restored circa 1983 but has since fallen into a dilapidated state and poor structural condition.



OUTSIDE

Externally there is a South facing walled garden with frontage to the Great North Road and return frontage to Norwell Lane. There are two gated entrances. The West boundary incorporates an interesting curved brick wall. There is a fine Spruce tree, various trees and an old summerhouse.



SERVICES

Mains water, electricity, and drainage are connected to the property.

OVERAGE AGREEMENT

Land to the West of the walled garden identified on a separate plan available on request will be sold subject to an Overage Agreement. In the event of development an overage payment will be triggered and calculated on the basis of a payment of 50% on the uplift value. The term of the agreement shall be 50 years.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

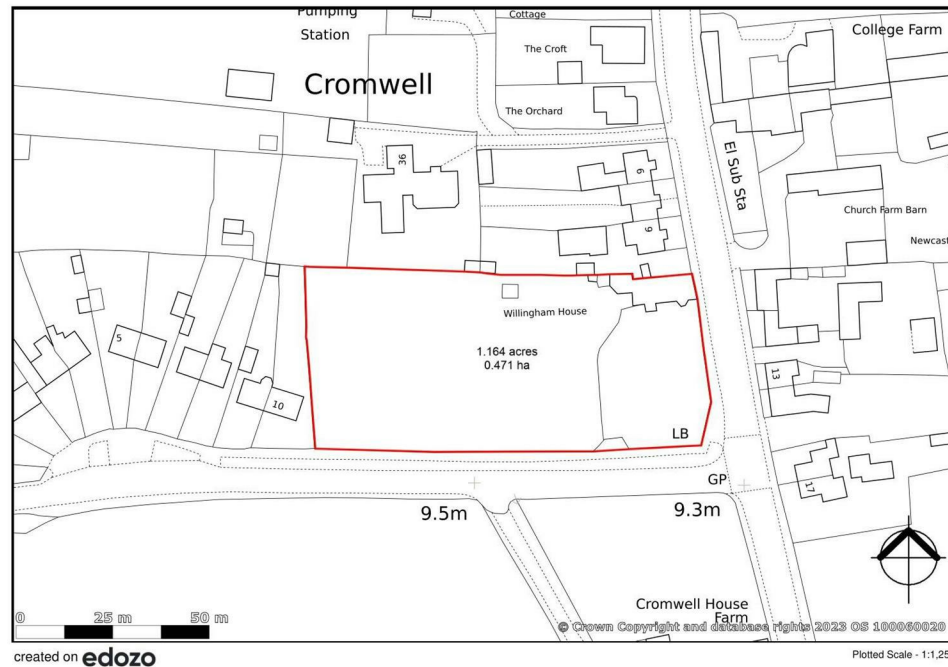
Band F with Newark & Sherwood District Council.



Total area: approx. 255.1 sq. metres (2745.4 sq. feet)



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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 72 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 19 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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