



55 Beacon Hill Road, Newark, NG24 2JH

**£525,000**  
Tel: 01636 611811

 **RICHARD  
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PARTNERS  
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A detached house and smallholding extending to 3.53 acre or thereabouts. The substantially built house provides two reception rooms, three bedrooms, garden, a range of poultry and pig farm buildings together with a grass paddock. There are far reaching views to the rear and an open aspect to the front. The property is conveniently situated within 1 mile of Newark Town Centre, is on a bus route and a catchment area for good primary schools.

The main house built during the 1930's provides on the ground floor, porch, hall, lounge, separate dining room, kitchen, pantry and separate WC. The first floor provides three bedrooms and the family bathroom. The property has oil fired central heating and double glazed windows. The farm buildings are single storey in scale, mainly of breezeblock and timber construction.

To the north of the property is the Beacon Hill Conservation Park.

The agricultural buildings are largely redundant and in need of some repair. The property provides an ideal opportunity for "the good life", self sufficiency, agricultural, horticultural or equestrian use.

Newark on Trent provides an excellent range of amenities. The Town Centre and historic Market Place host numerous boutiques, cafes, restaurants and local shops. There is a Waitrose store and a Retail Park.

Communications are excellent as the town lies on the intersection of the A1 trunk road and the A46. Main East Coast railway trains are capable of journey times from Newark Northgate to London King's Cross in just over 75 minutes. There are rail services from Castle Gate Station to Nottingham and Lincoln.

The property is constructed with brick elevations under a slat roof. Window frames are wood framed with sealed unit double glazing. There is an external oil fired central heating boiler and a PVC oil tank. The following accommodation is provided:

## GROUND FLOOR

### ENTRANCE PORCH

Leaded light stained glass inner door to the hall.

### ENTRANCE HALL

With radiator.

### LOUNGE

13'6 plus bay window (2'9 deep) (4.11m plus bay window (0.84m deep))



Tiled fireplace surround, built-in cupboard and double panelled radiator.

### DINING ROOM

11'9 x 11' (3.58m x 3.35m)



Fireplace and fitted wood stove. Built-in tool cupboard. Double panelled radiator.

### KITCHEN

15'8 x 7'11 (4.78m x 2.41m)



Wall cupboards, base units and working surfaces incorporating a stainless steel sink unit. Integrated electric hob and electric oven. Radiator.

### PANTRY

With shelving.

### REAR ENTRANCE PORCH

### SEPARATE WC

With high level WC.

### FIRST FLOOR

Staircase with window in the stairwell and first floor landing.

### BEDROOM ONE

11'6 x 11'5 plus bay window (2'9 deep) (3.51m x 3.48m plus bay window (0.84m deep))



Radiator.

### BEDROOM TWO

11'9 x 11' (3.58m x 3.35m)



Radiator and built-in cupboard.

### BEDROOM THREE

8' x 7'4 (2.44m x 2.24m)



Radiator.

### BATHROOM

7'11 x 7'9 (2.41m x 2.36m)



Avocado coloured suite comprising bath, basin and low suite WC. Airing cupboard containing the hot water cylinder.

### OUTSIDE

The property stands with road frontage to Beacon Hill. There is a front garden area and tarmac driveway. To the rear of the house is a sizeable tarmac parking and

turning area, adjacent to the sectional concrete garage. The driveway and long rear garden leads to a range of former farm buildings, where single phase electricity and water are connected.

### TOTAL AREA

3.53 acre or thereabouts.

### OVERAGE PROVISION

The farm buildings and paddock extending 3.2 acres or thereabouts is located outside of the Newark urban boundary as defined by Newark & Sherwood District Council and is therefore within designated open countryside. The farm buildings and paddock shall be sold subject to an Overage Agreement. In the event of residential development taking place in the future an Overage payment will be triggered and calculated on the basis of a payment of 33.33% on the difference between agricultural value and residential development land value. The Overage Agreement shall be for a term of 25 years.

Please note this does not affect the house and garden.

### SERVICES

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

### TENURE

The property is freehold.

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Strictly by appointment with the selling agents.

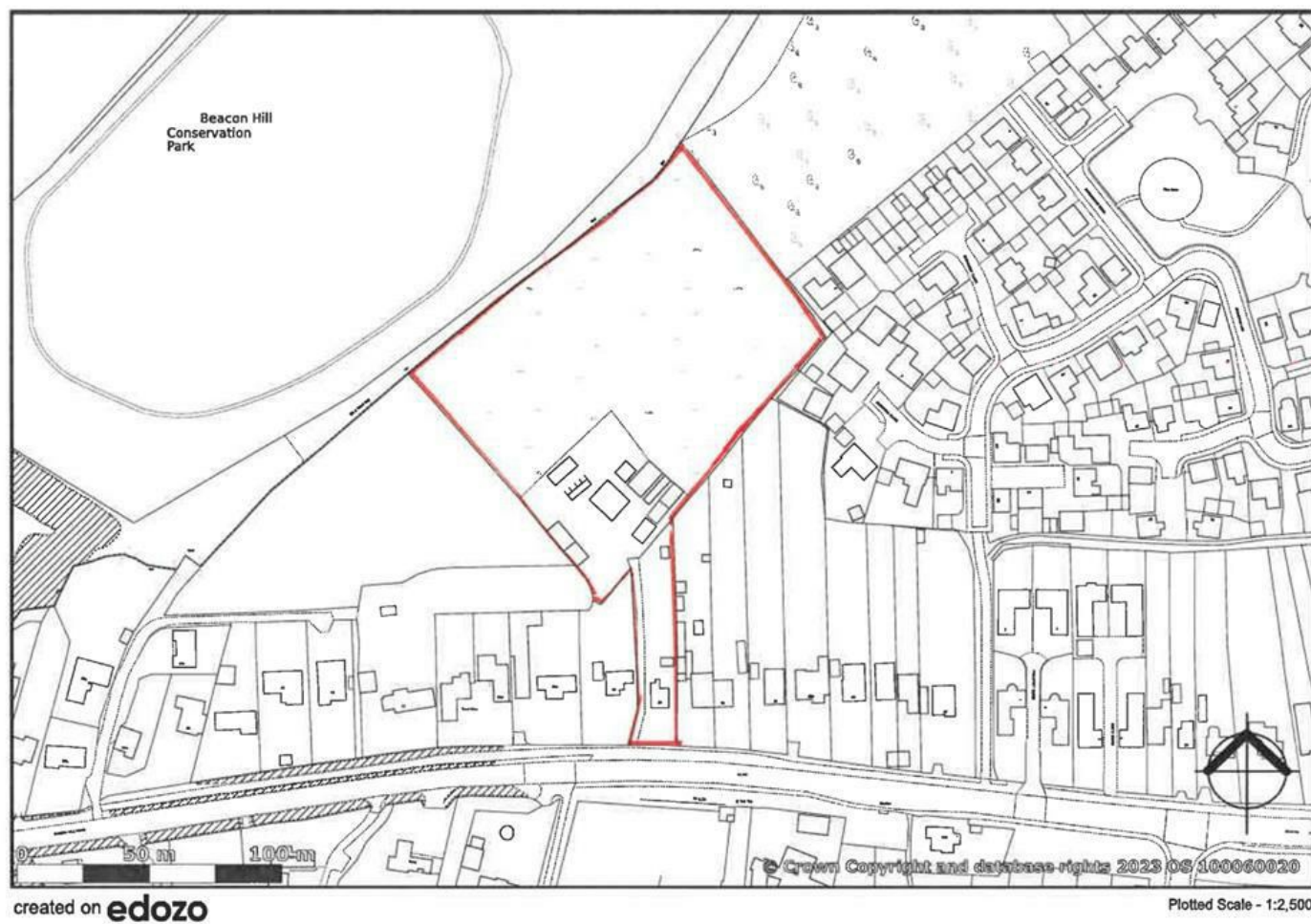
### MORTGAGE

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.

### COUNCIL TAX

This property comes under Newark & Sherwood District Council Tax Band D.

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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





Total area: approx. 94.1 sq. metres (1013.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



*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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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