



**Flagg Cottage, 95 Barnby Gate, Newark,
NG24 1QW**

£425,000
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A detached town cottage with a modern extension, providing three bedroomed accommodation, a range of outbuildings including a barn suitable for conversion and land previously granted planning permission for the erection of two dwellings. In all the property extends to 0.227 acre or thereabouts.

The property stands with a walled frontage to Barnby Gate, and vehicular access from Kingsnorth Close to the rear of the property. The cottage built circa 1860, extended just over 30 years ago, and standing in a well stocked cottage garden, is a delightful property with great potential. There is significant development potential with a barn conversion and new dwellings, subject to planning permission.

The accommodation provides, on the ground floor, entrance lobby, lounge with beamed ceiling, open plan kitchen area, sitting room and extended dining area, corridor, bedroom one and shower room. The first floor provides two double sized bedrooms and a family bathroom. Central heating is gas fired.

The barn features original stalls, a loft and stone external steps. Planning permission was granted for the erection of two dwellings under Newark and Sherwood District Council ref 05/00290/OUT April 2005 but not implemented. A note to the applicant stated that the Local Planning Authority would particularly welcome retention and conversion of the existing two storey barn within the site.

The property is situated within a few minutes walking distance of Newark Town Centre. There is ample off-street parking space within the site. The Barnby Gate junior school, with an excellent reputation, is within a comfortable walking distance. Town centre amenities surround the wonderful Georgian market square, St Mary's Church, 12th Century castle and the riverside areas. Newark on Trent is on the main East Coast railway line with fast train services from Newark Northgate to London King's Cross with journey times of just over 75 minutes. There are also train services to Lincoln and Nottingham.

The house is constructed with brick elevations under a pantiled roof. The following accommodation is provided:

GROUND FLOOR

ENTRANCE LOBBY AND INNER HALL WITH STAIRCASE

SITTING ROOM

13'6 x 12'4 (4.11m x 3.76m)



Fireplace with gas fire, Lofty beam ceiling, Delft track, recessed bench seating and cupboard under the stairs.

KITCHEN

13'9 x 7' (4.19m x 2.13m)



Open plan with the sitting room area containing wall

cupboards, base units incorporating an arch brick thrall, five ring gas hob, hood, radiator, electric oven and sink unit.

LOUNGE AREA

13'5 x 12'7 (4.09m x 3.84m)



Lofty beam ceiling, brick open fireplace, Delft track, and open plan with the dining extension.

DINING EXTENSION

12'6 x 10'1 (3.81m x 3.07m)



With glazed outside door.

LOBBY

With radiator.

SHOWER ROOM

9'3 x 5'6 (2.82m x 1.68m)



With shower screen, electric shower, low suite WC, basin, radiator. Gas fired boiler providing domestic hot water solely for this bathroom.

CORRIDOR

With stable rear entrance door.

BEDROOM ONE

14'1 x 9' (4.29m x 2.74m)



Beam ceiling, radiator.

FIRST FLOOR

BEDROOM TWO

13'9 x 12'9 (4.19m x 3.89m)



Boxed in fireplace, double panelled radiator.

BEDROOM THREE

13'11 x 11'2 (4.24m x 3.40m)



Two built in wardrobes with cupboards above, double panelled radiator.

BATHROOM

13'6 x 6'11 (4.11m x 2.11m)



Bath, pedestal basin, and close coupled WC. Glow Worm gas fired boiler providing the central heating system and hot water. Radiator. Built in airing cupboard containing hot water cylinder with immersion heater.

OUTSIDE



The cottage stands in a delightful town garden with a walled frontage, stone flagged and blue brick patio areas, various trees and a lawned area. The garden is very secluded.



WORKSHOP

15'6 x 6'1 (4.72m x 1.85m)



An adjoining building of brick construction under a pantiled roof.

GARAGE/WORKSHOP

15'7 x 10'2 (4.75m x 3.10m)

With inspection pit.

GARDEN AREA WITH GREENHOUSE



There is a back yard, blue brick paved, gate and pedestrian passageway through to Barnby Gate



THE BARN

23'8 x 14'9 (7.21m x 4.50m)

Brick construction under a pantiled roof. Original stalls, brick floor and gully.

LOFT ABOVE

23'8 x 14'9 (7.21m x 4.50m)

LEAN TO

23'6 x 9'10 (7.16m x 3.00m)

With monopitched roof.

Stone external steps.

Brick built outbuildings with monopitched pantile roof provide:

Store - 8'8 x 4'4

Store - 8'8 x 6'4

Closet with high level WC

Closet with the remains of an old copper

THREE BAY SHED

22' x 25'9 (6.71m x 7.85m)



King Post Trust timber frame and corrugated tin cladding.

RANGE OF BRICK BUILT GARAGES



Under corrugated tin roof.

GARAGE ONE

15'9 x 11'9 (4.80m x 3.58m)

Electricity connected.

GARAGE TWO

16'9 x 8'7 (5.11m x 2.62m)

With asbestos roof.

GARAGE THREE

17'3 x 17'3 (5.26m x 5.26m)

With asbestos roof.

There is access from Kings North Close included in the freehold interest.

SERVICES

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

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

The property comes under Newark and Sherwood District Council Tax Band B.

Ground Floor

Approx. 84.6 sq. metres (912.9 sq. feet)

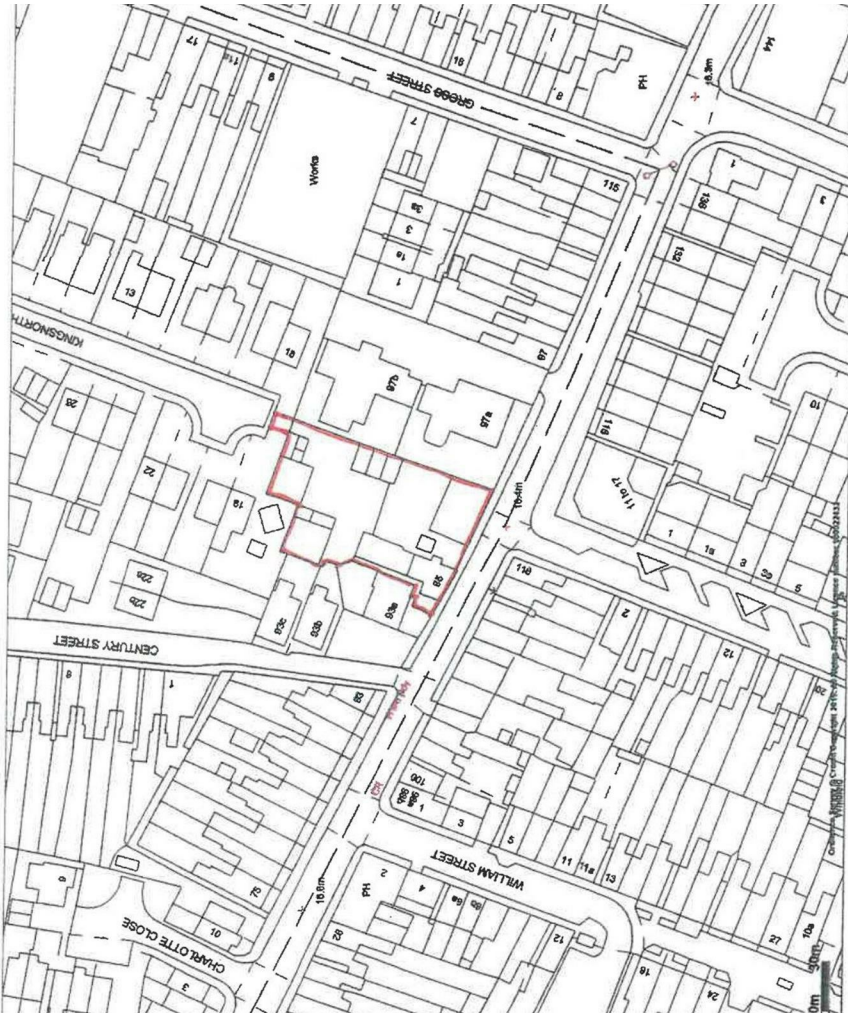


First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 129.1 sq. metres (1390.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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