



**2 The Friary Appleton Gate, Newark,
NG24 1JY**

Offers In Excess Of £400,000

Tel: 01636 611811

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A ground floor one bedroom apartment, with potential for a second bedroom, within the Grade II listed Friary complex standing in extensive managed gardens, enclosed by old stone walls in this conservation area. 2 The Friary is one of the finest apartments available in the county.

Views of the delightfully maintained communal gardens are enjoyed from the tall box sash windows and pathways take you around the beautifully maintained grounds and the secluded summer house area. A neat gravelled driveway provides the entrance to the property and the garage block. The excellent town centre facilities, the wonderful Georgian market square, the fine St. Mary's Church, the 12th Century castle and the riverside areas are just a short walking distance from the property.

The accommodation provides a canopy entrance, arched doorway with opening fanlight, entrance vestibule, reception hall and cloakroom. Lofty ceilings are approximately 9'6" in height. The drawing room features an Ancaster stone fireplace and three symmetrical panelled window reveals. This room was formerly laid out as a second bedroom with en-suite. The sitting room has a fine oak panelled walls with fluted and decorative carvings. An inner lobby leads to the master bedroom suite which has fitted wardrobes, cupboards and a luxurious en-suite bathroom with shower. Amazingly, the apartment provides almost 2000sq.ft internal floor space. Within this floor area the property would revert to the original two bedroom design subject to building control and listed building approval.

The Friary has a wealth of history situated on the site of a vanished house of Observant Friars circa 1507 and then the Austin Friars circa 1534. The property is described in some detail by Nicholas Pevsner in his book entitled 'The Buildings of England'. Pevsner wrote his article prior to the conversion of the property by the developers in the 1980s and describes the building of 17th Century in its earliest parts, remodelled circa 1770 and further alterations carried out between 1868 and 1877. The property is built in Blue Lias stone quarried just outside the local village of Staunton.

Extensive documentation and research recalls the house was occupied by Sir Frances Leeke during the 17th Century and that during the Civil War Royalists dug siege defences on the boundary of The Friary and banked-up contours can still be identified today. The distinguished and wealthy Branston family who owned The Malting Company in Newark bought the house in 1867 and established The Friary as 'perhaps the most enviable private house in Newark'.

There are excellent facilities in Newark including a Waitrose store, Asda, Morrisons, Marks and Spencer food hall and most of the multiples represented together with many interesting shops and boutiques. Newark on Trent is an ideal location for commuting to Nottingham, Lincoln and Grantham. There are regular train services from Newark Castle station to Nottingham and Lincoln. Fast East Coast railway trains are available from Newark Northgate station to London King's Cross with a journey time of just over 75 minutes.

The property provides the following accommodation which can be described in more detail as follows:

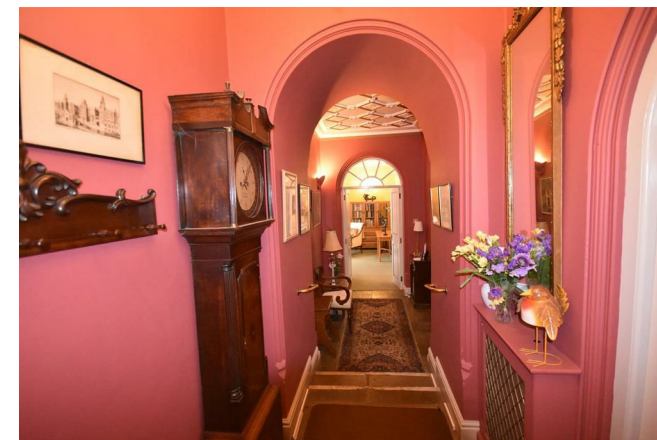
ENTRANCE CANOPY

Arched front entrance door.

ENTRANCE VESTIBULE

Having stone floor and archway, radiator.

RECEPTION HALL



Having tile floor, decorative ceiling, arched doorway with fan light and centre opening doors to the main accommodation.

DRAWING ROOM/BEDROOM TWO

20'6" x 19'2" (6.25m x 5.84m)



Having an Ancaster stone fireplace bearing a fine inscription. Gas point. Three symmetrical panelled reveals and deep box sash windows. There is a reveal measuring 7'1" x 6'11" with built in china cabinet. The fine ceiling detail features a moulded decorative cornice and freeze. Two

radiators. After the 1980s redevelopment, this room was originally used as a bedroom with en-suite.



SITTING ROOM/DINING ROOM

19'10 x 15'11 (6.05m x 4.85m)



Having Minster stone fireplace engraved and decorated incorporating a gas point. Fine oak panelled walls with fluted and decorative carvings. Centre rose and circles. Casement windows with lovely views of the gardens. Built in china cupboard. Two radiators.



KITCHEN

18'10 x 16'2 (5.74m x 4.93m)

(overall maximum measurements and approximately 13'11 average width)





Having AGA cooking range with hot plates and two gas ovens. The kitchen is fitted with oak units and solid granite working surfaces with a twin bowl sink unit and a small sink with mixer taps. Breakfast bar. Integrated halogen hob, NEFF microwave and built in fridge freezer. Exposed ceiling beam and moulded ceiling cornice. Tiled floor and halogen lighting. Radiator.

UTILITY ROOM

10'5 x 4'8 (3.18m x 1.42m)

With gas fired central heating boiler. Shelving, granite working surface and arched reveal.

INNER LOBBY

Leading to the master bedroom suite.

BEDROOM

16'5 x 14'6 (5.00m x 4.42m)



Having a lovely aspect of the gardens. Fitted bedroom furniture includes three double wardrobes with cupboards above, drawers and cupboards. Moulded ceiling cornice. Radiator.



EN-SUITE

17'5 x 7'1 (5.31m x 2.16m)
(overall measurements)



A luxurious en-suite with two large double built in wardrobes with heating, 3'10 wide shower cubicle, low suite WC, bidet, vanity unit with Corian surround, mirrors, drawers and cupboards. Built in airing cupboard with large capacity cylinder.

GARAGE

17'9 x 9' (5.41m x 2.74m)



Power connected.

THE GROUNDS



The walled gardens, with terrace, lawns, 17th Century yew trees, well established shrubs and trees are maintained by the Resident's Management Company.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The property has gas fired central heating.

TENURE

The property is held on a 999 year lease which commenced on 1st January 1982. The freehold is owned by the Management Company of which each owner within The Friary is a director.

VIEWING

Strictly by appointment with the selling agents.

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.

MANAGEMENT COMPANY

The Friary Management Company Ltd maintains the fabric of the property, the grounds and the wall. There are six Directors of the Management Company, each being an owner of property within The Friary.

The Garden Fund is currently £450 per quarter for each of the six properties.

The Fabric Fund for No 2 is £125 per half year.
The Wall Fund payment for 2024 was £200.

The 999 year Lease is owned by the Directors of the Management Company comprising each of the property owners.

The property insurance premium is due monthly and currently Apartment 2 has a premium payable of £103.17 representing 12.82% of the total insurance premium for the entire property.

COUNCIL TAX

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

Floor Plan
Approx. 1576.9 sq. feet



Total area: approx. 1576.9 sq. feet



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.

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



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