



2, Old Manor Court Coddington, Newark,  
Nottinghamshire, NG24 2TW

Asking Price £650,000

Tel: 01636 611 811

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



A stunning four bedroom barn conversion with a gated access, garden, paddock and orchard, in all extending to 1 acre or thereabouts. There is a local primary school and Newark Town Centre is within 2 miles. The property is beautifully presented and immaculate throughout.

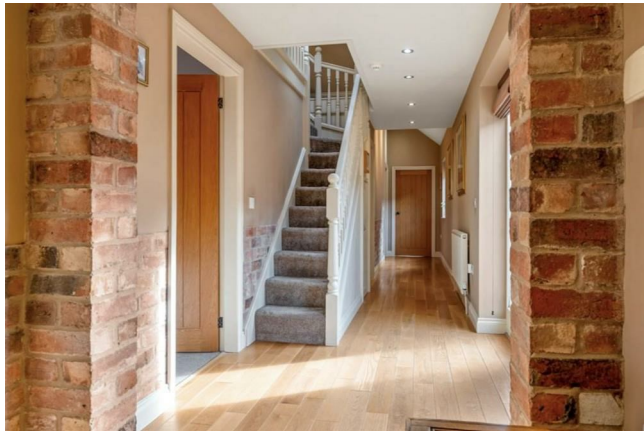
The accommodation is well designed and adaptable for a modern lifestyle and family living. The reception hall provides two staircases to the first floor accommodation with a bedroom, en-suite and games room, ideal for teenage accommodation. The ground floor provides a semi-vaulted sitting room with central fire place feature, dining area and well appointed breakfast kitchen, including a Rangemaster cooking range. Nicely proportioned ground floor bedrooms provide the Master En-Suite and family bathroom. The driveway leads to ample parking space, an enclosed garden area, small paddock and orchard.

Old Manor Court provides a courtyard setting for the property together with the Old Manor and five conversions with a delightful grouping and interesting character. The property is situated within a short walking distance of Coddington primary school, The Plough public house and the village community centre. Newark is within 2 miles and access points to the A1 trunk road approximately 1 mile. Newark is on the main East Coast railway line with rail services from Newark Northgate to London King's Cross and journey times in just over 75 minutes.

The property is traditionally built with brick elevations under a pantiled roof. Central heating is oil fired, the windows double glazed throughout and the following accommodation is provided:

## GROUND FLOOR

### RECEPTION HALL



Featuring solid wood flooring and exposed brick accents. There are two individual staircases leading to the first floor and a built in storage cupboard.



### SITTING ROOM

16'5 x 15' (5.00m x 4.57m)



Featuring exposed brickwork, curved brick pillars and the feature fireplace with brick surround. The ceiling is semi-vaulted and this room has a triple aspect. There are French doors to the patio and windows that have a pleasant aspect of the garden and paddock.





## DINING ROOM

14'8 x 10' (4.47m x 3.05m)



Open plan with the sitting room. An irregular shaped room with centre opening French windows.



## BREAKFAST KITCHEN

18'8 x 12'6 (5.69m x 3.81m)  
(overall measurements)



A farmhouse kitchen in character incorporating exposed brick wall, centre ceiling beam and French windows to the patio. There is a breakfast bar, working surfaces, tiled splashback and an inset one and a half sink unit. Solid wood base drawers, cupboards and display cabinets. Rangemaster cooker having integrated extractor fan above, four ring gas hob, two ovens and a grill. Dishwasher appliance and space for an American style fridge freezer. Ceramic tiled floor.







### UTILITY ROOM

6'11 x 6'3 (2.11m x 1.91m)



Working surfaces, sink unit, storage cupboards, Grant oil fired central heating boiler. Space for a washing machine and tumble dryer.

### BEDROOM ONE

14'1 x 12'1 (4.29m x 3.68m)  
(overall measurements)



Dual aspect, built in wardrobes.

### EN-SUITE SHOWER ROOM



With tumble marbled floor and wall tiling. Suite comprising shower, basin and WC.

### BEDROOM TWO

12'1 x 8'1 (3.68m x 2.46m)



A first floor bedroom approached via a separate staircase.

### EN-SUITE BATHROOM



With tumbled marbled wall and floor tiling. Suite comprising bath, basin and WC.



### BEDROOM THREE

10'11 x 10'4 (3.33m x 3.15m)



Ground floor bedroom with French doors to the patio.

### BEDROOM FOUR

10'4 x 10' (3.15m x 3.05m)

Ground floor bedroom.

### FAMILY BATHROOM

Bath, basin and low suite WC.



A second staircase leads to the:



### PLAYROOM/STUDY

23'9 x 8'3 (7.24m x 2.51m)

(overall measurements)



Some limited headroom whilst providing a practical work or leisure space.

### OUTSIDE



There are electrically operated wooden gates opening to the driveway. The driveway extends to the rear of the property providing ample off road parking and turning area. Extensive Indian sandstone patio accessible from both sides of the kitchen and sitting room. A good sized lawn area and access to the paddock and orchard.

In all the property extends to 1 acre or thereabouts.









### **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**

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



### **AGENTS NOTE**

The property is situated on a shared private driveway within the village Conservation Area.

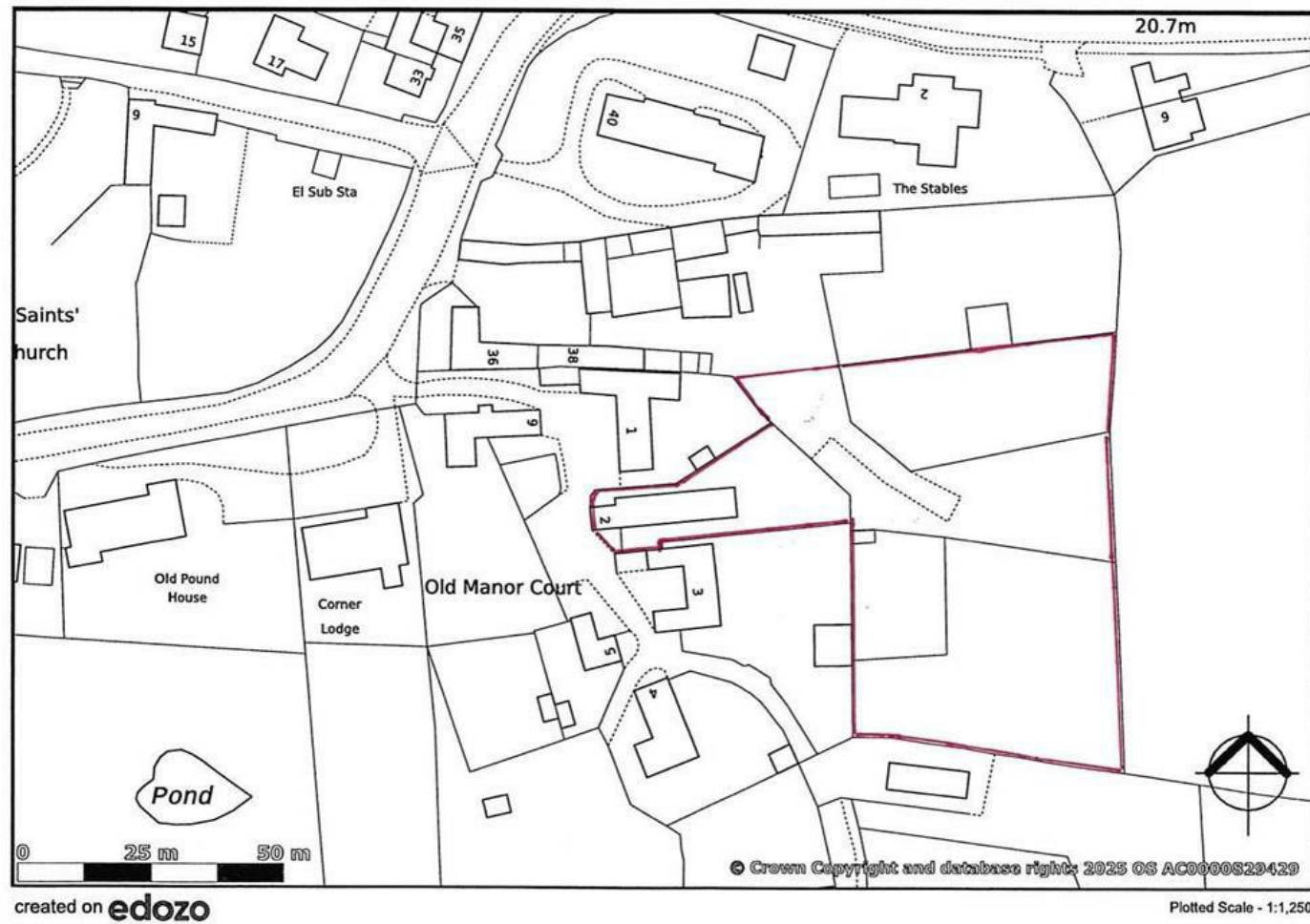
### **SERVICES**

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

### **TENURE**

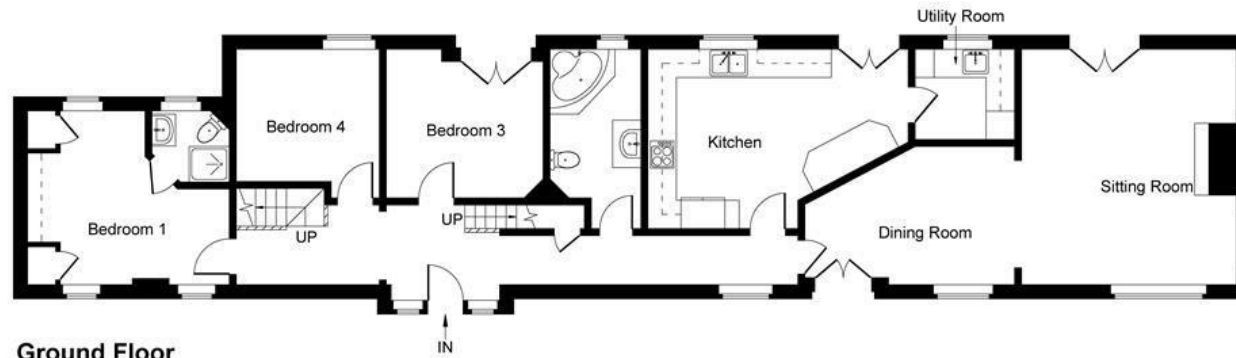
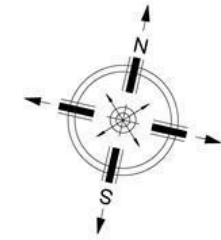
The property is freehold.

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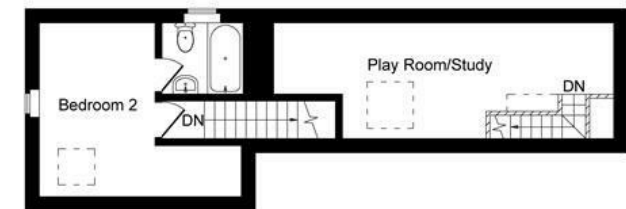




**2 Old Manor Court, Coddington**  
**Approximate Gross Internal Area**  
**Main House = 158 sq.m/1700 sq.ft**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
JonHolmesPhotography © 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(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 611 811



**RICS**



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