



2 The Old Hopkiln, 29 Millgate, Newark,
Nottinghamshire, NG24 4TR

£167,500
Tel: 01636 611 811

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

An imaginative, well planned residential conversion within the old malt kiln complex, approached by a private driveway within the Millgate conservation area.

The property provides open plan living space, 2 bedroomed accommodation and a pleasant walled south facing garden. There is allocated parking for 2 vehicles, just opposite to the property and a flight of steps leads directly to the front door entrance. Central heating is gas fired and the property is double glazed throughout.

The Old Hopkiln is a traditional brick and slate building, quite typical of the 19th Century brewing industry and forming part of Newark's history and heritage. The superb conversion was carried out in 2009 by a NHBC registered builder and comprises just 6 residential dwellings.

The property has a retaining wall frontage with iron railings, a gravelled forecourt area and a totally enclosed south facing rear garden with patio and raised planter. Internally high standard finishes include solid Oak doors, joinery finishes, floor finishes and excellent quality kitchen and bathroom fittings.

Millgate is a designated conservation area and just a few minutes walking distance from the historic Georgian market place in the centre of Newark. The Millgate and riverside areas provide a wealth of character and quality lifestyle. There are a variety of pubs and restaurants within a short walking distance. Alley ways lead down to the town lock and the riverside areas. Waitrose, Morrisons and Asda supermarkets are all within a few minutes walking distance, as are a wonderful variety of local shops and boutiques within the town centre facilities. Newark on Trent provides excellent communications with a mainline railway station and fast direct trains to London Kings Cross (journey times just over 75 minutes) and the north of England. Newark Castle Gate railway station provides regular services to Lincoln and Nottingham.

The following accommodation is provided:-

GROUND FLOOR

ENTRANCE HALL

With double glazed front door and stained glass.

LIVING ROOM/KITCHEN

27'6 x 13'4 (8.38m x 4.06m)



In the living area (10' wide in the kitchen area). Wall units, base units and working surfaces incorporating a one and half sink unit. Integrated gas hob, electric oven and cooker hood, dish washer and washing machine/dryer. Recessed lighting, two radiators, windows front and rear and a glazed rear door to the garden.

CLOAKROOM

Low suite W.C, pedestal basin, radiator and extractor.

FIRST FLOOR

LANDING

With radiator and hatch to the roof space.

BEDROOM ONE

13'5 x 12'1 (4.09m x 3.68m)



(overall measurements)



A good sized double bedroom with radiator.

BEDROOM TWO

10'1 x 8'5 (3.07m x 2.57m)



Walk in cupboard containing a Potterton gas fired central heating boiler, radiator.

BATHROOM

6'5 x 6'8 (1.96m x 2.03m)



Bath with shower screen and chrome shower fitting, basin and low suite W.C. The bath stands in a tiled surround. Heated towel rail.

OUTSIDE



Block paved and gravelled front forecourt with steps from the car park proving access to 1 and 2 The Old Hopkiln. There are iron railings on the retaining wall. The rear garden provides a paved area, retaining wall and gravelled area with shrubs.

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 BAND

B with Newark & Sherwood District Council.

Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 69.0 sq. metres (742.3 sq. feet)

First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers