



**The Coach House, 47 Appleton Gate,
Newark, Nottinghamshire, NG24 1JR**

£230,000
Tel: 01636 611 811

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

Conveniently located just off the charming Appleton Gate area of Newark, this unique Grade II listed Georgian coach house conversion offers a delightful blend of character and modern living. This semi-detached Georgian property is tucked away in a peaceful location, yet remains conveniently close to the bustling town centre, making it an ideal choice for those seeking both tranquillity and accessibility.

Upon entering, you are welcomed into a superbly presented dining hall that sets the tone for the rest of the home. The living room is a perfect space for relaxation, while the kitchen boasts designer Italian units and bespoke made stainless steel counter tops, providing a stylish and functional area for culinary pursuits. A convenient Cloaks-room, WC and a cellar compartment add to the practicality of the ground floor.

As you ascend to the first floor, you will find two generously sized double bedrooms, each offering ample space and comfort. The family bathroom features a classic white suite, ensuring a fresh and inviting atmosphere.

Outside, the property is complemented by a pretty walled garden, which includes charming terraces perfect for outdoor entertaining or simply enjoying the fresh air. Additionally, there is a range of brick and tile outbuildings, including a bike shed, utility room, and a single garage, providing excellent storage options. The property also benefits from a driveway that accommodates up to four vehicles, ensuring convenience for residents and guests alike.

This exceptional property combines historical charm with modern amenities, making it a truly unique opportunity for those looking to make a home in Newark.

Conveniently situated in walking distance of excellent local amenities including shops and schools and close to Newark town centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi. There is also a recently opened M&S food hall. Newark Town Centre has an attractive mostly Georgian Market Square which holds regular markets and has a variety of independent shops,

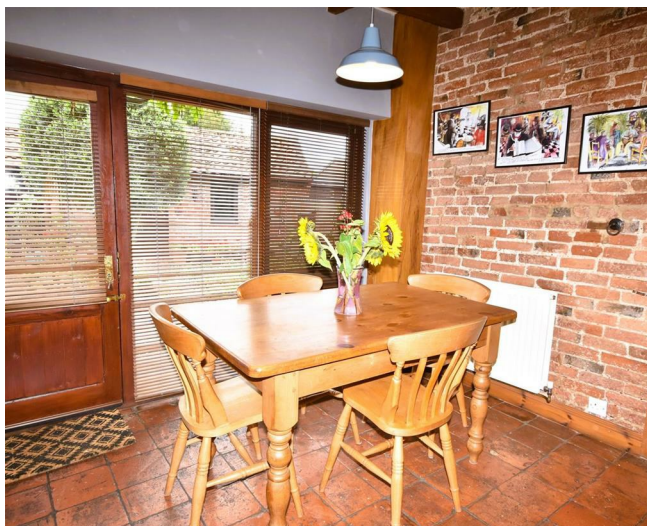
boutiques, bars, restaurants and cafes. Nearby Scone hills and Devon Park offers pleasant walking trails and riverside walks, the Rumble cafe and children's play park. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times in the region of 1 hour 15 minutes. Newark Castle station has trains connecting to Nottingham, Lincoln and Leicester. There are nearby access points for the A1 and A46 dual carriageways. Newark has primary and secondary schooling of good repute and a General Hospital.

This unique semi-detached Georgian Coach House conversion is believed to date from circa 1750 and was converted in 1990, with the utility and bike shed being added in 1996. Constructed of brick under an interlocking concrete tiled roof, the living accommodation benefits from a gas fired central heating system installed in 2019. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

DINING HALL

10'5 x 8'4 (3.18m x 2.54m)
(plus 6'2 x 5'6)



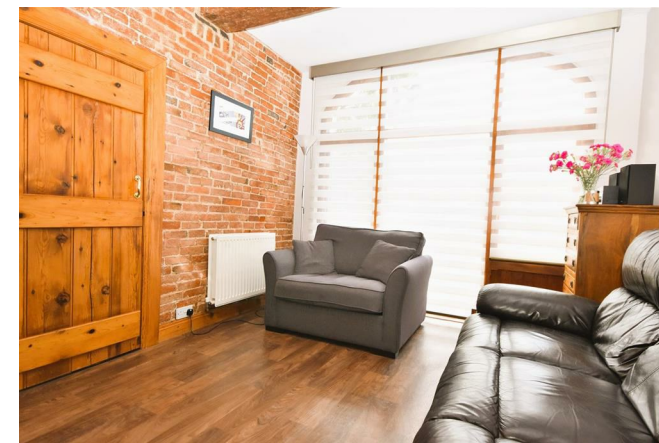
Exposed brick work to the walls, quarry tiled floor. Double panelled radiator, former Coaching Arch with wooden double glazed window and front entrance door. Beamed ceiling, wooden staircase to first floor.



LIVING ROOM

12'7 x 10'2 (3.84m x 3.10m)

Double panelled radiator, television point, Heavily beamed ceiling, exposed timber wall beams. Steps and hatch giving access to cellar compartment.





CLOAK ROOM

4'6 x 3'8 (1.37m x 1.12m)

Beamed ceiling, quarry tiled floor, part exposed Wattle. Fitted pine cupboard housing electric consumer unit and meter.

WC

4'7 x 2'5 (1.40m x 0.74m)

Modern white suite with low suite WC and wash hand basin, Xpelair extractor fan, quarry tiled floor.

CELLAR

12' x 10' (3.66m x 3.05m)

Located beneath the living room and accessed from a hatchway and steps leading down to this cellar compartment which provides a useful storage area.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM ONE

13'2 x 8'1 (4.01m x 2.46m)

(plus 5' x 2'6)

Velux roof light, fitted pine wardrobe, vaulted and beam ceiling, radiator.



EN-SUITE

Shower cubicle with Showerlux glass screen and doors, shower boards to walls, Bristan electric shower.

BEDROOM TWO

13'2 x 9'11 (4.01m x 3.02m)

Two fitted pine wardrobes, radiator, part exposed brick walls. Two Velux roof lights, pine beams, vaulted ceiling.



BATHROOM

7'2 x 4'9 (2.18m x 1.45m)

Velux roof light. Cottage suite comprising pedestal wash hand basin, low suite WC, panelled bath with mixer tap and shower attachment. Tiling to splashbacks, ceramic tiled floor, radiator.



OUTSIDE

The Coach House is located just off Appleton Gate and is

KITCHEN

9'9 x 6'5 (2.97m x 1.96m)

Quarry tiled floor, sash window to front elevation. Wall mounted Worcester gas fired central heating boiler installed 2019. Range of attractive designer Italian kitchen units originally supplied by John Lewis including base cupboards and drawers, bespoke made stainless steel working surfaces and one and a half bowl sink and drainer, hand made tiling to splashbacks. Matching eye level wall cupboards, beamed ceiling.

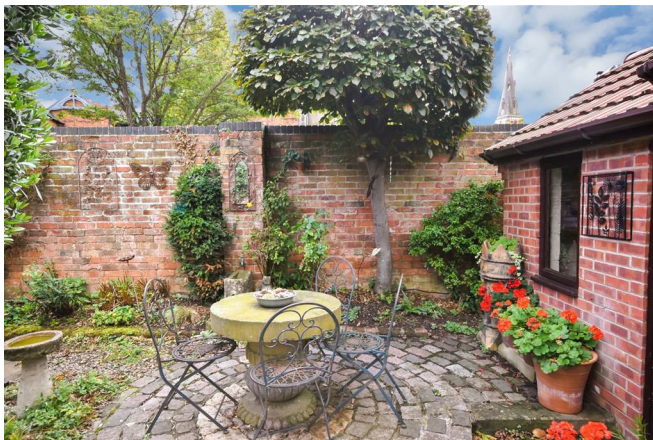


accessed via the entrance to Ellerslie Close. There is a tarmac driveway providing off road car standing for up to four cars. Please note there is a right of way allowing pedestrian access only to neighbouring Peggy's Cottage.

SINGLE GARAGE

12'5 x 7'6 (3.78m x 2.29m)
(average measurement)

Constructed of brick under a tiled roof covering, up and over door. Power and light connected with three double power points and a single power point. Wooden personal door giving access to the rear garden.



BIKE SHED

7'10 x 9' (2.39m x 2.74m)

Constructed of brick under a pantiled roof covering. Power and light connected with double power point and strip light. Up and over door. Accessed from the driveway.

UTILITY ROOM

10'6 x 6'10 (3.20m x 2.08m)

Constructed of brick under a tiled roof covering, light and power connected. Window and wooden door connecting from the garden.

THE GARDENS

Attractive walled courtyard style garden laid out with flagstone terraces, cobbled circular terrace and brick paved pathways complimented by gravelled borders. This secluded garden is enclosed with brick boundary walls to the front and rear completing the enclosure. A wooden gate gives access to the driveway.

TENURE

The property is freehold.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

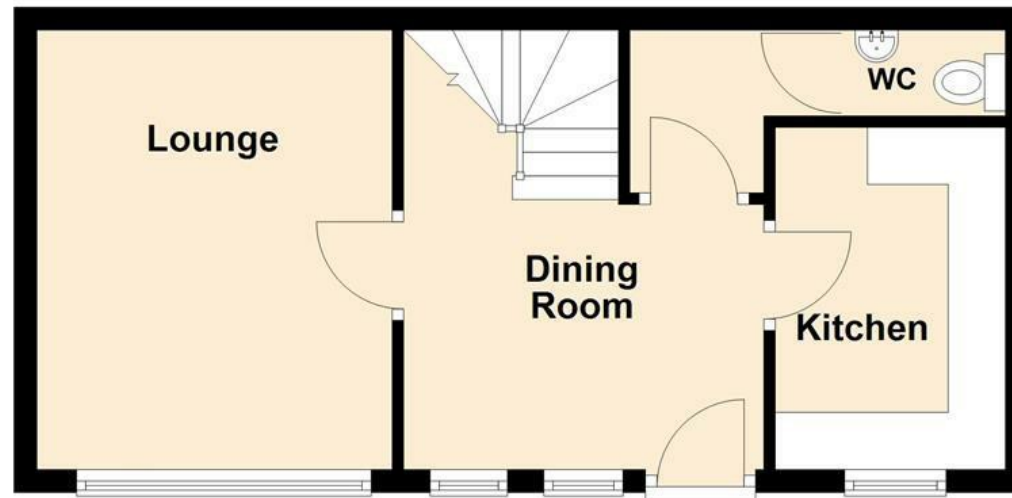
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

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

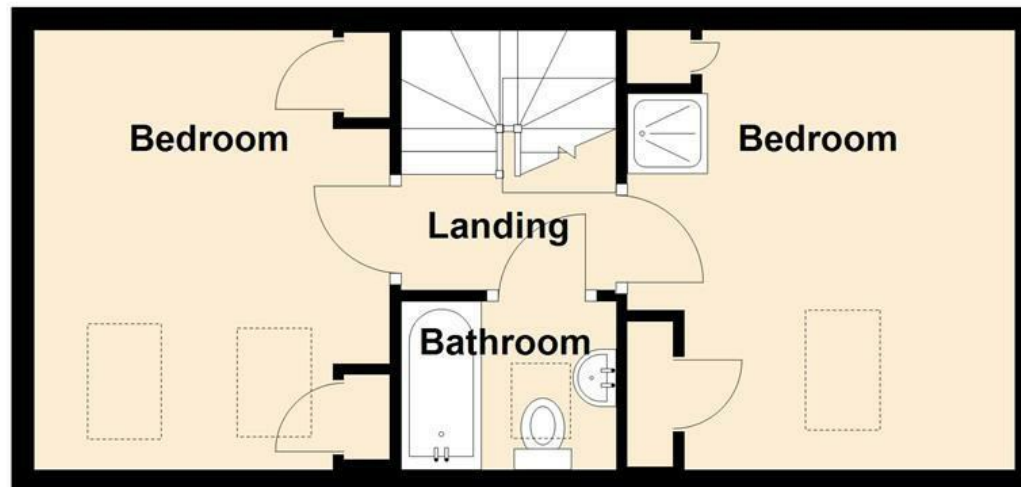
Ground Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 65.4 sq. metres (704.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	81
England & Wales		EU Directive 2002/91/EC



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