



Grassthorpe Mill Town Street, Grassthorpe,
Newark, NG23 6QY

£695,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
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A period detached country residence and former watermill, with a range of outbuildings situated in approximately 3 acres of gardens and paddock land. The property occupies a delightful rural position enjoying far-reaching countryside views, frontage to Grassthorpe Beck and the historic mill race.

During 2025 and 2026, the property has undergone a comprehensive programme of refurbishment and improvement, including the installation of a stylish Shaker-design kitchen fitted with a range of appliances comprising a dishwasher, tall fridge, tall freezer and Smeg cooking range. The utility room has also been refitted with matching Shaker-style units, whilst the ground floor cloakroom has been upgraded with a contemporary suite incorporating a vanity cupboard and tall storage cabinet. In addition, the house has been redecorated throughout with the addition of new carpets to a number of rooms.

The accommodation, arranged over two levels, briefly comprises a spacious reception hall, cloakroom/WC, impressive 24 ft drawing room, dining room with patio doors opening onto decking overlooking the Mill Race, and a kitchen diner fitted with quality Shaker design units and a comprehensive range of appliances. There is also a rear entrance hall, sitting room enjoying views across the Mill Race and a utility room fitted with matching Shaker style units.

To the first floor, a galleried landing provides access to the principal bedroom with dressing room and spacious en-suite bathroom, together with three further double bedrooms and a family bathroom.

Outside, the property stands within approximately 3 acres of gardens and paddock land incorporating a courtyard, long approach driveway and a range of useful outbuildings. A substantial brick and pantile barn adjoining the property offers potential for further extension or alternative uses, subject to the necessary planning consents. The outbuildings may also appeal to purchasers seeking space for hobbies, storage or business use, subject to any necessary permissions.

If you are seeking a secluded country residence with outstanding views, waterside surroundings and excellent ancillary accommodation, Grassthorpe Mill is worthy of immediate inspection.

There are public footpaths which cross sections of the property, including along the driveway, the perimeter boundaries and through the rear paddock, providing connections to the surrounding countryside.

Good local amenities can be found at the nearby village of Sutton on Trent, including a Primary School rated good by Ofsted, Co-op convenience store open daily 7am-10pm, the Lord Nelson pub, Butchers Brew Coffee Shop, and two hairdressers. A local bus service is provided by Marshalls Coaches and connects Newark, Retford and surrounding villages. Nearby Normanton on Trent has a Primary School and two pubs. There is easy access to the A1 dual carriageway, Lincoln, Newark and Nottingham. Fast trains are available from Newark Northgate station connecting to London Kings Cross in around 75 minutes.

The living accommodation can be described in more detail as follows:

GROUND FLOOR

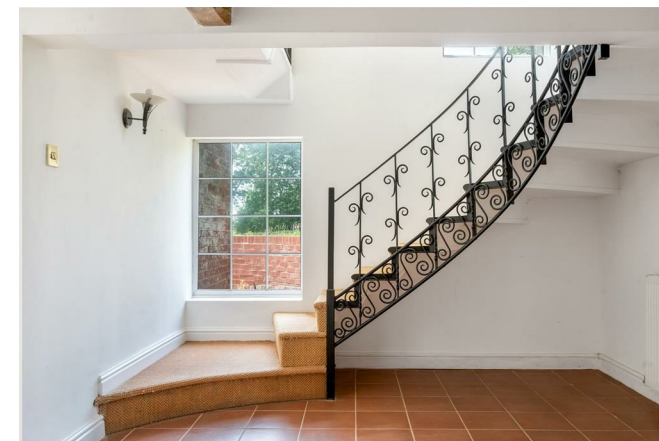
RECEPTION HALL

18'11 x 15'5 (5.77m x 4.70m)



Wood panelled centre opening entrance doors from the

courtyard, ceramic tiled fireplace, brick fireplace with stone hearth, stairs off with wrought iron balustrade, radiator, built-in cupboard, wall lights.



CLOAK ROOM & WC



Refitted with a modern white suite comprising low suite WC and wash hand basin with mixer tap complimented by a range of refitted modern cabinets including vanity cupboards under sink, counter top over, storage cupboard with shelving and a double cloaks cupboard with hanging rail. Heated chrome towel radiator, uPVC double glazed window and terracotta style ceramic tiled floor.

DRAWING ROOM

24' x 15' (7.32m x 4.57m)



Two uPVC double glazed windows to the side elevation with countryside views, with French doors giving access to a patio at the rear. Two radiators, attractive limestone fireplace and hearth with a wood burning stove.



DINING ROOM

18'11 x 16'8 (5.77m x 5.08m)



UPVC patio doors giving access to the outdoor decking overlooking the mill race, heavily beamed ceiling, uPVC double glazed window to the rear, radiator, built-in raised stone plinths.

KITCHEN & DINING AREA

23'5 x 11'11 (7.14m x 3.63m)



Ceramic tiled flooring, space for dining table, LED ceiling lights, two uPVC double glazed windows overlooking the mill race and two further windows overlooking the courtyard. Range of refitted modern, shaker design kitchen

units comprise base cupboards and drawers including the pan drawers, solid wood block working surfaces over, fire clay, ceramic twin bowl Belfast style sink with mixer tap, tall storage cupboard with shelving. Integral appliances include individual tall fridge and freezer, stainless steel Smeg cooking range with hob and ovens.



REAR ENTRANCE HALL

Stable door leading to the courtyard, built-in tall cupboard with shelving and also housing the electrical consumer unit.

SITTING ROOM

18'9" x 11'3" (5.72m x 3.43m)



With ceramic tiled floor, uPVC double glazed French doors giving access to the courtyard and in the north elevation a uPVC double glazed window overlooking the mill race, ceramic tiled floor, two radiators, door giving access to Utility Room.

UTILITY ROOM

11' x 7'1" (3.35m x 2.16m)



Two uPVC double glazed windows, ceramic tiled floor, radiator, a range of base cupboards and drawers with grey Shaker design front, working surfaces over. Plumbing for

washing machine, space for a dryer, stainless one and a half bowl sink and drainer, wall mounted cupboards, larder cupboard.

FIRST FLOOR

GALLERIED LANDING



Wrought iron balustrade, uPVC double glazed window set in the stairwell with rural views, radiator.

BEDROOM ONE

19'3" x 14'0" (5.87m x 4.29m)
(maximum measurement)



Two radiators, uPVC double glazed windows to three walls with rural views.

DRESSING ROOM

12'6" x 12'8" (3.81m x 3.86m)



Radiator, a range of fitted wardrobes, including one single and three double wardrobes all giving access to balcony with decked flooring and balustrade overlooking the courtyard.

EN-SUITE BATHROOM

14'7" x 11'2" (4.45m x 3.40m)



Chrome ladder style towel radiator, ceramic tiled floor, part tiled walls, built-in cupboards, modern white suite comprises a double ended bath with centre mixer tap and a shower attachment. Tiled shower cubicle with screen

door and wall mounted shower, low suite WC, his and hers wash hand basins with vanity cupboard and drawers below, ceramic tiled floor, part tiled walls, built-in cupboards.

BEDROOM TWO

14'3 x 13' (4.34m x 3.96m)



With radiator and west facing uPVC double glazed window.

BEDROOM THREE

14'5 x 10'11 (4.39m x 3.33m)

With radiator, west facing uPVC double glazed window.

BEDROOM FOUR/STUDY

15'6 x 8'7 (4.72m x 2.62m)

UPVC double glazed window, wall mounted shelving, radiator.

FAMILY BATHROOM

8'1 x 6'9 (2.46m x 2.06m)



Ceramic tiled flooring, fully tiled walls, chrome towel radiator, uPVC double glazed window with open views, modern white suite comprising panelled bath with shower over and a shower screen, wash hand basin with vanity cupboards below and a low suite WC.

OUTBUILDINGS

BARN

12'5 x 13'4 (3.78m x 4.06m)

Brick built barn with pantile roof covering, Grant oil fired central heating boiler, loft storage area over. The barn is accessed from the courtyard attached to the main house and offers potential to further develop the living accommodation subject to the relevant Planning Permission.

KENNELS

13'8 x 11'5 (4.17m x 3.48m)

Dog run with metal cage and metal clad roof, dog room.

Brick built open bay wood shed located off the driveway.

There are a range of concrete based outbuildings including:

GARAGE

24' x 14'6 (7.32m x 4.42m)

STORE ONE

12'6 x 11' (3.81m x 3.35m)

STORE TWO

19' x 12'3 (5.79m x 3.73m)

STORE THREE

14'6 x 11' (4.42m x 3.35m)

WC with low suite WC and wash hand basin, lean-to open bay log store.

OUTSIDE



The property is set in 3 acre or thereabouts, and approached by a long driveway leading to a hardstanding area with ample parking for several vehicles and the bunded oil storage tank. A wooden gate leads to an enclosed courtyard to the front of the house with terrace area and box hedging creating a secluded area with access to the reception hall, rear hall, patio doors off the sitting room and the brick built barn.



The property has a lovely waterside location with frontage to Grassthorpe Beck and the Mill Race. The gardens are laid to lawn and extend to the west with a post and rail fence creating an enclosure. Beyond this the grass paddocks extend to the rear most boundary. On the north side is a grassed area with frontage to the Beck and mill race, is a decked patio terrace with access from the dining room overlooking the mill race and the countryside a brick enclosure houses the wooden mill wheel.

There are public footpaths which do cross along the driveway, around the perimeter of the property and through the rear most grass paddock and connect to the surrounding countryside.



PUBLIC RIGHTS OF WAY

A public footpath passes along the entrance driveway, to the north and south perimeter of the property and also crossing the grass paddock extending to the rear boundary. The attached plan shows the course of the footpaths for clarification.

AGENTS NOTE

Prospective purchasers should be aware that the property experienced flooding in 2023. Following this, the current owners undertook a programme of flood mitigation works designed to improve the property's resilience. Interested

parties are advised to make their own enquiries regarding flood risk and the effectiveness of the measures installed; however, the owners report that significant investment has been made to enhance the property's protection against future flooding events.

SERVICES

Mains water and electricity are connected to the property. Drainage is by means of a septic tank. The central heating is an oil fired system.

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.

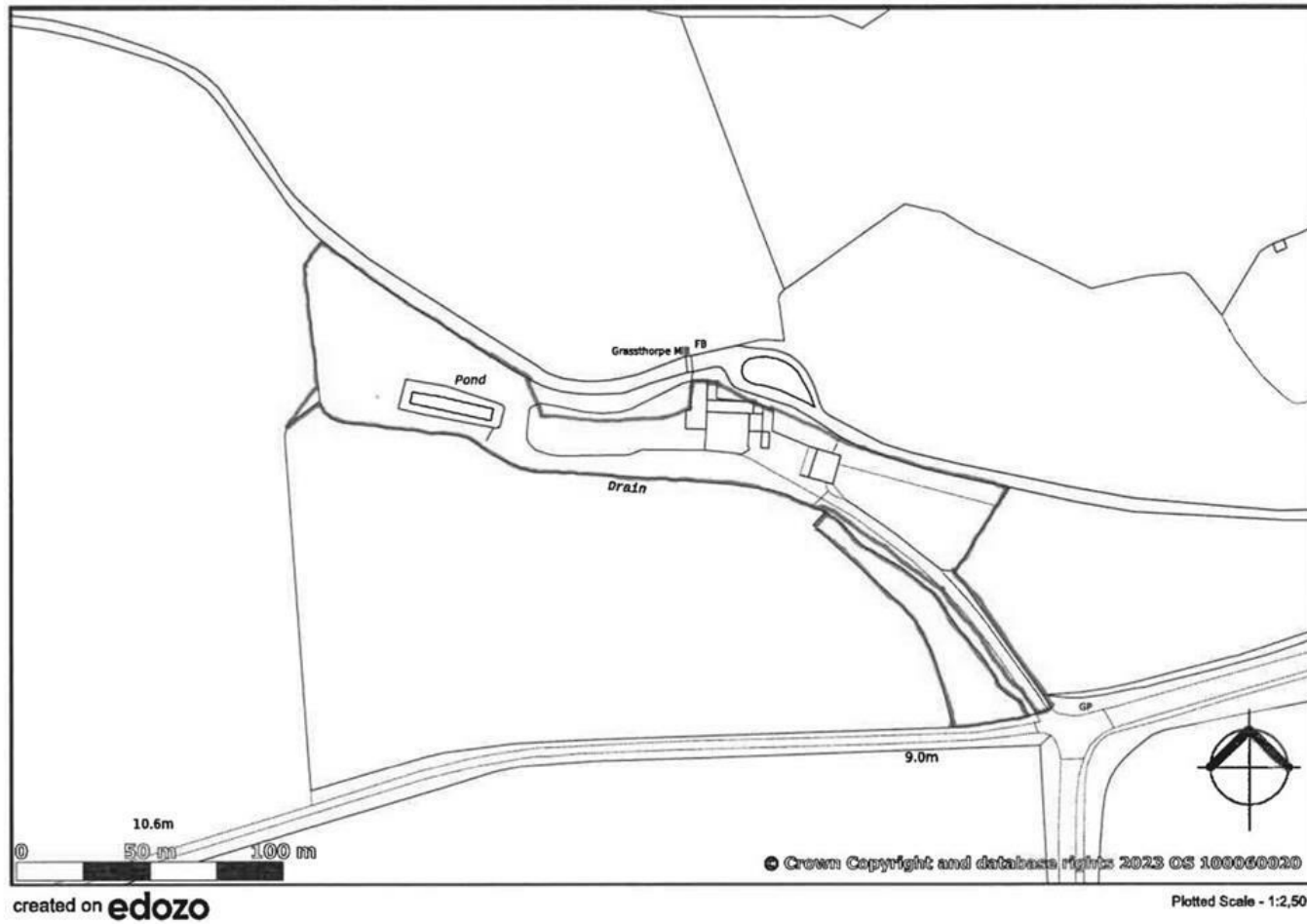
VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

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

Grassthorpe Mill, Grassthorpe, Newark, NG23 6QY



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Ground Floor
Approx. 149.7 sq metres (1611.1 sq feet)



First Floor
Approx. 120.7 sq metres (1298.7 sq feet)
(excluding Balcony)



Total area: approx. 270.3 sq. metres (2909.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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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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



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