Belmont, 98 Main Street, Claypole, Newark, NG23 5BJ SOLD AS SEEN

No Chain £150,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- ATTENTION CASH BUYERS -- Detached Georgian Cottage
- Requires Restoration & Modernisation
- Lounge, Dining Room & Kitchen
- Double Gates to Enclosed Driveway and Garden
- Well Served Village Location
- Four Bedrooms
- Development Opportunity
- Attached Garage
- Bathroom & WC

The accommodation extends to an entrance hall leading through to a lounge and separate dining room, both offering generous proportions typical of the Georgian era. The kitchen is positioned to the rear and is complemented by a pantry and rear lobby. A ground floor bathroom, separate WC and conservatory complete the layout at this level.

To the first floor, a central landing provides access to four bedrooms and a separate WC, offering flexible family accommodation and considerable potential for reconfiguration, subject to the necessary consents.

Externally, the property benefits from a fully enclosed garden and driveway situated to the rear, accessed via timber double gates. The corner plot position enhances both privacy and presence within the village streetscape.

It should be noted that the property is currently in a poor state of repair and requires comprehensive restoration and upgrading throughout. As such, it is ideally suited to investors, cash purchasers or developers seeking a rewarding refurbishment project within a desirable village setting.

Claypole is a thriving and well-connected village situated just north of Newark, offering a strong sense of community alongside an excellent range of local amenities. The village benefits from a popular primary school, village hall, church and public house, with further facilities readily available in nearby Newark. Surrounded by attractive countryside, Claypole provides an appealing rural lifestyle while remaining exceptionally convenient for commuters, with easy access to the A1 and Newark North Gate railway station, which offers direct services to London King’s Cross in approximately 75 minutes. Combining period charm, accessibility and community spirit, Claypole continues to be a sought-after location for buyers looking to enjoy village life.

Constructed with painted brick elevations beneath a traditional pantile pitched roof, the cottage retains a number of period features including original single glazed timber casement windows and an attractive bay window to the front elevation. Central heating is oil fired - not tested. The adjoining single storey outbuilding and garage are also of painted brick construction beneath a pantile roof, complementing the main dwelling.

The living accommodation is arranged over two levels and can be described in more detail as follows.

GROUND FLOOR

ENTRANCE HALL
5'6" x 8'3" (1.7 x 2.52)

LOUNGE
13'2" x 16'6" (4.03 x 5.03)
(plus bay 7'0" x 3'4")

With beamed ceiling and open fire place.

INNER LOBBY
3'8" x 2'11" (1.13 x 0.91)
With stairs up, beamed ceiling and radiator.

DINING ROOM
12'10" x 14'0" (3.92 x 4.28)
(plus bay 6'11" x 3'0")

With open stone fireplace and bay window, radiator, door to the garden.

KITCHEN
15'10" x 11'6" (4.83 x 3.51)
With braced and ledge doors, beamed ceiling. Basic eye level and wall mounted units, understairs storage cupboard.

PANTRY
5'7" x 3'8" (1.70m x 1.12m)
With shelving.

REAR LOBBY
14'5" x 4'1" (4.41 x 1.25)

DOWNSTAIRS BATHROOM
8'5" x 6'3" (2.57m x 1.91m)
With sink, bath, airing cupboard housing the hot water cylinder and window to the rear elevation.

WC
8'5" x 3'1" (2.58 x 0.96)
With low flush WC.

CONSERVATORY
17'9" x 8'8" (5.43 x 2.65)
With access to the kitchen and lounge.

FIRST FLOOR

LANDING
3'1" x 14'2" (0.95 x 4.34)
With loft access and staircase down to the ground floor.

BEDROOM ONE
14'2" x 12'11" (4.33 x 3.94)
With open fireplace, radiator, window to the side elevation.

BEDROOM TWO
12'6" x 11'4" (3.83 x 3.47)
With radiator.

BEDROOM THREE
10'10" x 8'11" (3.31 x 2.73)
(plus 3'4" x 3'9")

With radiator.

BEDROOM FOUR
8'2" x 14'8" (2.49m x 4.47m)
With window to the front elevation, radiator.

ATTACHED GARAGE
21'5" x 7'10" (6.54 x 2.4)
With door to the front of the property and to the rear garden.

OUTSIDE

OUTDOOR STORE
4'5" x 8'4" (1.35 x 2.56)
Containing the oil tank.

GARDEN
Located to the rear of the property and heavily overgrown and derelict enclosed by fencing and hedging, with double gates to Main Street.

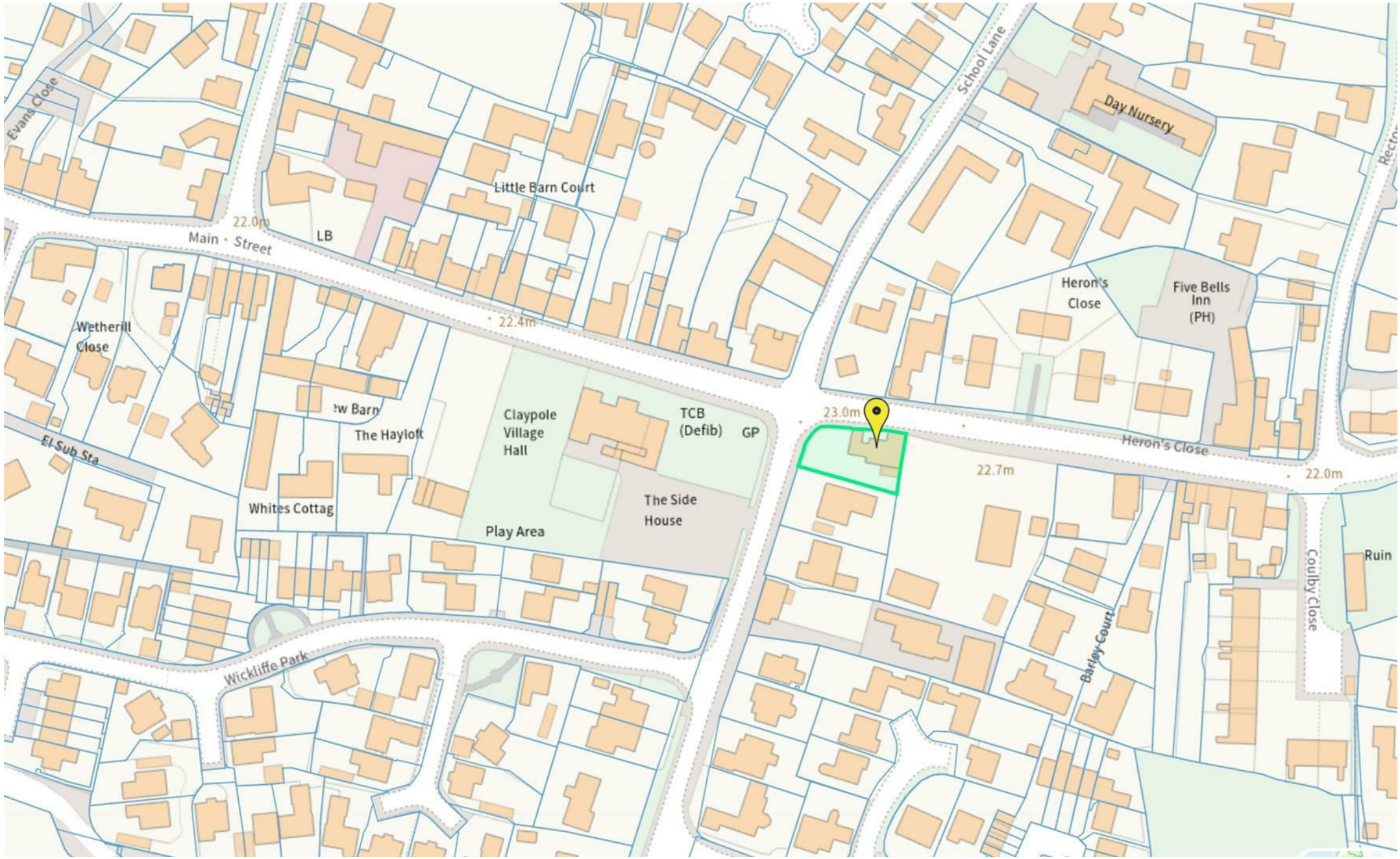
TENURE
The property is freehold.

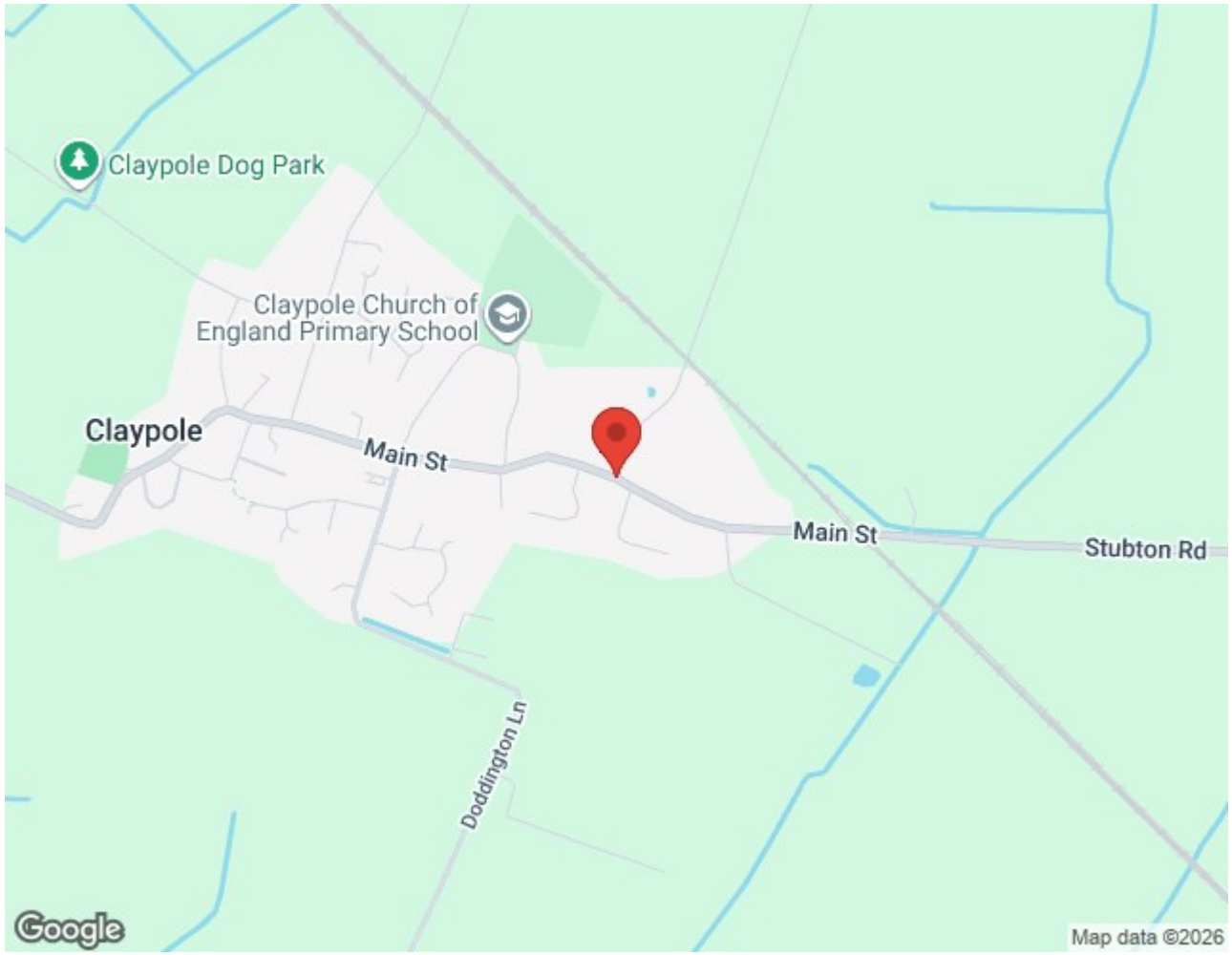
SERVICES
Mains water, electricity, and drainage are all connected to the property. The central heating system is oil fired.

POSSESSION
Vacant possession will be given on completion.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
The property comes under South Kesteven District Council Tax Band D.


Evans Close
Little Barn Court
22.0m
Main Street
LB
22.4m
Wetherill Close
ew Barn
The Hayloft
Claypole Village Hall
TCB (Defib)
GP
El Sub Sta
Whites Cottag
Play Area
The Side House
Wickliffe Park
School Lane
Day Nursery
Heron's Close
Five Bells Inn (PH)
23.0m
Heron's Close
22.7m
22.0m
Barley Court
Coulby Close
Ruin



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

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