Castle Gate

Newark

MOUNT & MINSTER

Castle Gate

Newark

A distinctive 16th-century cottage, prominently positioned within this desirable market town. Steeped in character and rich in period features throughout, it offers versatile living with shops and local amenities immediately on the doorstep.

- Character Cottage In An Iconic Location
- Grade II Listed
- Well Appointed Kitchen
- Lounge With Log Burner
- Dining Room
- Two Bath/Shower Rooms
- Three Bedrooms
- Further Lounge/ Fourth Bedroom
- Courtyard Garden
- Outhouse & Small Cellar

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DESCRIPTION

A hugely attractive 16th-century home, occupying a central position on one of the most prominent streets within this equally pleasant market town. Steeped in character and charm, with some of the timberwork dating as far back as 1330, the cottage offers flexible living with shops and local amenities immediately on the doorstep, all within easy walking distance. The accommodation includes a lounge with central log burner, kitchen, separate dining room and ground floor shower room, with two bedrooms and a further bathroom on the first floor, complimented by a spacious second lounge/optional fourth bedroom and an additional bedroom on the second floor.

OUTSIDE

The property enjoys a courtyard garden to the rear of the property with ample space for seating and entertaining, as well as a brick outhouse and a small cellar below.

LOCATION

Newark-on-Trent is a handsome and historic market town, beautifully positioned on the banks of the River Trent and renowned for its characterful streets, Georgian architecture and impressive castle ruins. The town centre offers an excellent blend of independent shops, cafés, restaurants and traditional markets, creating a vibrant yet welcoming atmosphere. With riverside walks, attractive green spaces and a strong sense of heritage, Newark provides an appealing setting for those seeking town living with charm and substance.

The town is also exceptionally well connected, with Newark North Gate offering direct rail services to London King's Cross, while the A1, A46 and A17 provide convenient road links across the region and beyond. A wide range of schools, leisure facilities and everyday amenities are close at hand, making Newark a practical choice for families, professionals and downsizers alike.

SCHOOLS

Newark offers several Primary, Secondary and Sixth Form establishments. The property is close to various primary schools with establishments rated Good by Ofsted including Holy Trinity Catholic Voluntary Academy, Christ Church Church of England Infant & Nursery School and Mount Church of England Primary & Nursery School in close proximity. The town also has two secondary education academies and Highfields private school.

SERVICES

The property is centrally heated throughout and is connected to mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: B

METHOD OF SALE

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.80% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Please note that the vendor is happy to accept an offer before the end of the auction should a prospective purchaser not wish to wait until the end of the timed auction.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

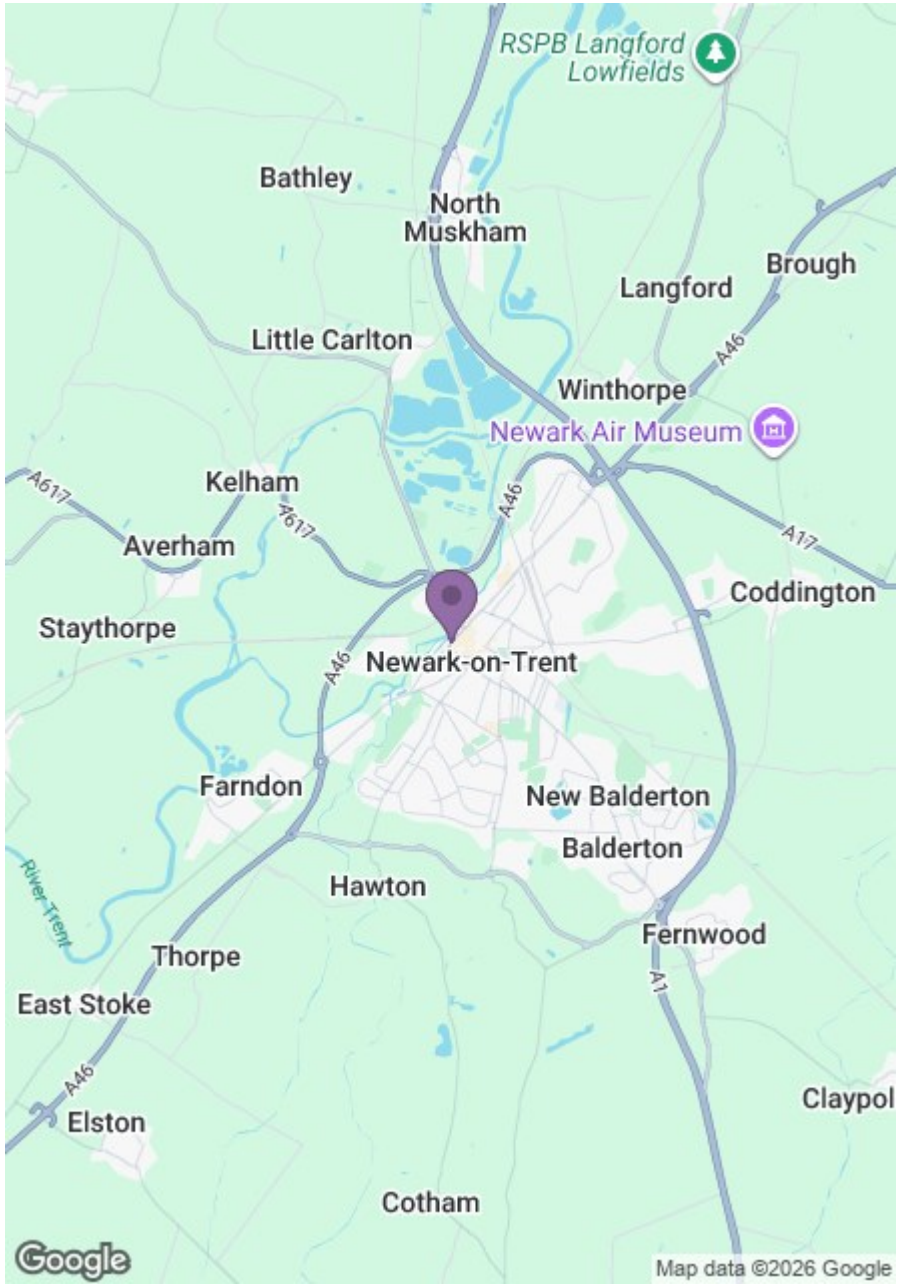
For further information, please contact Mount & Minster, Grantham:
T: 01476 851400
e: info@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.

Castle Gate, Newark

Approx. Gross Internal Floor Area 1481 sq. ft / 137.77 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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