



EDLIN & JARVIS
ESTATE AGENTS



150 London Road
Balderton, Newark, NG24 3BN

Guide Price £450,000



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****GUIDE PRICE £450,000-£475,000****

This unique property offers a rare blend of traditional charm and modern versatility. Whether you are looking for a substantial family home or a turnkey business opportunity, this detached residence is perfectly positioned to deliver.

The Main Residence
The heart of the home is designed for both comfort and functionality, featuring well-proportioned living spaces and a thoughtful layout.
Living Areas: A spacious lounge serves as the primary retreat, complemented by a dedicated dining room perfect for formal entertaining or family meals.
Kitchen & Utility: The kitchen is supported by a separate utility room, ensuring the main culinary space remains organised and clutter-free.
Master Suite: The upstairs layout is headlined by a generous master bedroom, boasting a dressing area and an en-suite bathroom.
Family Accommodation: Two further well-sized bedrooms are served by a four-piece family bathroom, providing ample facilities for residents and guests alike.

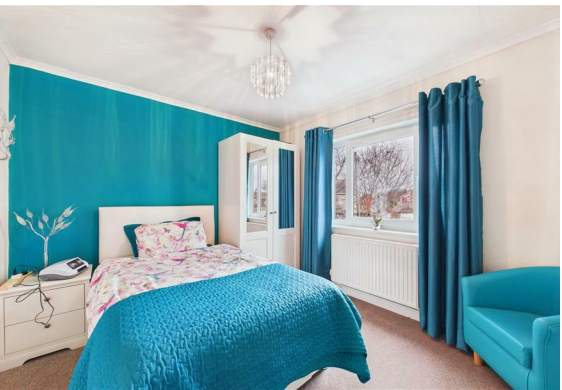
The Studios: Exceptional Versatility
A standout feature of this property is the inclusion of four self-contained studios. Each unit has been designed for independent living and includes:
private kitchenettes for convenience, dedicated seating area for relaxation, and individual bathroom facilities.
These studios present a fantastic opportunity for a Guest House business, multi-generational living, or high-end rental income, offering complete privacy from the main house.

Grounds & Exterior
Set on a generous 0.13-acre plot, the exterior spaces are designed for maximum enjoyment with minimal effort.
Rear Garden: A beautifully maintained, low-maintenance sanctuary featuring an array of established shrubs and a dedicated seating area—ideal for alfresco dining.
Frontage: The property offers significant curb appeal with a driveway providing off-road parking for several vehicles, a must-have for a property of this scale and potential usage.

Located on the highly sought after London Road, this property has easy access to Newark Town centre, amenities, local primary, high and private schools, and good transport links to include the A1. Newark Northgate train station is within easy reach where the East Coast mainline to London Kings Cross can be reached within 1 hour and 15 mins making ideal for commuters.

Agent's Note: It is rare to find a property that balances traditional domestic life with such high-spec ancillary accommodation. Early viewing is highly recommended to appreciate the sheer scale and potential on offer.

- Entry**
- Lounge**
14'5 x 22'4 (4.39m x 6.81m)
- Inner Hall**
- Kitchen**
11'4 x 11'0 (3.45m x 3.35m)
- Dining Area**
14'6 x 11'0 (4.42m x 3.35m)
- Laundry Room**
7'4 x 3'1 (2.24m x 0.94m)
- Landing**





Master Bedroom
16'0 x 8'11 (4.88m x 2.72m)

Master Bedroom
11'9 x 10'10 (3.58m x 3.30m)

Ensuite
6'9 x 8'11 (2.06m x 2.72m)

Bedroom Two
9'11 x 11'0 (3.02m x 3.35m)

Bedroom Three
9'10 x 8'0 (3.00m x 2.44m)

Bathroom
14'0 x 6'9 (4.27m x 2.06m)



Studio One
21'2 x 9'0 (6.45m x 2.74m)

Kitchen Studio One
11'4 x 4'2 (3.45m x 1.27m)

Bathroom
6'5 x 5'10 (1.96m x 1.78m)

Studio Two
11'4 x 18'3 (3.45m x 5.56m)

Bathroom
4'10 x 5'7 (1.47m x 1.70m)

Studio Three
12'4 x 13'8 (3.76m x 4.17m)

Bathroom
6'10 x 4'11 (2.08m x 1.50m)

Studio Four
16'7 x 16'10 (5.05m x 5.13m)

Bathroom
5'3 x 5'11 (1.60m x 1.80m)



Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

