



2 Old Manor Court
Coddington, Newark





2 Old Manor Court, Nottingham Road, Coddington, Newark, NG24 2TW

An exceptional barn conversion set within approximately 1.6 acres, featuring extensive outbuildings and offering significant potential for development, lifestyle or multigenerational living.

Key Features

- * Characterful four-bedroom barn conversion (approx. 1,700 sq. ft.)
- * Extensive range of barns, outbuildings and stabling (approx. 7,879 sq. ft.)
- * Set within approximately 1.6 acres, including paddocks and orchard
- * Gated entrance with generous driveway and courtyard
- * Flexible layout with multiple staircases and independent living potential
- * Principal bedroom with en-suite plus additional en-suite bedroom
- * Large patio and landscaped gardens with countryside views
- * Significant scope for development or business use (STPP)



THE PROPERTY

A rare and highly versatile opportunity to acquire a charming barn conversion, positioned along a private road within an attractive enclave of similar properties.

The main dwelling extends to approximately 1,700 sq. ft. and has been thoughtfully arranged to offer flexible accommodation, ideal for modern family living or multigenerational occupation. The property retains a wealth of character throughout, including exposed brickwork, beams and generous proportions.

ACCOMMODATION

A welcoming reception hallway provides access to the principal living space and immediately sets the tone with solid wood flooring and exposed brick detailing. The layout is enhanced by two independent staircases, providing an element of separation within the accommodation.

The living and dining room is a standout feature, enjoying a triple aspect with an abundance of natural light. Character features include exposed brick pillars and a striking fireplace, ideal for a wood-burning stove.

French doors open onto the patio, creating an excellent flow for entertaining.

The farmhouse-style breakfast kitchen offers a range of fitted units, ample preparation space and a Rangemaster cooker, with French doors again opening onto the patio. A separate utility room provides additional practicality.

The bedroom accommodation is arranged within a separate wing. The principal bedroom suite is positioned on the ground floor, benefitting from a dual aspect, fitted wardrobes and its own en-suite shower room. A second bedroom, accessed via a private staircase, also features an en-suite and characterful vaulted ceiling, ideal for guests or independent living.

Bedrooms three and four are well proportioned, with one enjoying direct access to the patio. A well-appointed family bathroom features underfloor heating and a quality fitted suite.

An additional attic room provides further versatility, ideal as a home office, studio or playroom.

OUTSIDE

The property is approached via electrically operated gates leading to a sweeping driveway, providing ample parking and turning space.

The gardens are thoughtfully arranged, featuring a generous Indian sandstone patio ideal for outdoor dining and entertaining, flowing onto a lawned garden with attractive views across the surrounding paddocks and countryside.

Buildings, Garden & Grounds

A key feature of the property is the extensive range of barns, outbuildings and stabling, extending to approximately 7,879 sq. ft. Positioned separately from the main dwelling and accessed via an independent driveway and courtyard, these buildings provide exceptional versatility.



They are ideally suited for a variety of uses including:

Equestrian or smallholding use

Storage for machinery or vehicles

Business or workshop space

Conversion or development (subject to planning permission)

The land extends to approximately 1.3 acres of paddocks and orchard, bringing the total site area to around 1.6 acres.

LOCATION

Coddington is a highly regarded village situated approximately two miles from Newark town centre, offering a range of local amenities including a primary school, public houses and a church.

Newark itself provides an excellent range of facilities, including retail and leisure outlets, alongside strong transport links. The A1 is easily accessible, while Newark Northgate station offers direct services to London King's Cross in approximately 80 minutes.

INFORMATION

Tenure: Freehold

Services: Oil-fired central heating, mains water, electricity and drainage are understood to be connected

Local Authority: Newark & Sherwood District Council – Band E

Energy Performance: Available upon request

Viewings: Strictly by appointment

DIRECTIONS

For precise location, please use the what3words app: marching.sparrows.tuck

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

2 Old Manor Court Coddington NEWARK NG24 2TW		Energy rating C	Valid until: 13 October 2034
			Certificate number: 5034-0820-1409-0844-2292
Property type	Detached house		
Total floor area	160 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/5034-0820-1409-0844-2292?print=true>

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