



Buttercross Estates

Balderton Gate, Newark



Set proudly on one of Newark's most desirable streets, Compton House is a remarkable Grade II listed Georgian townhouse that effortlessly combines period grandeur with versatile, modern living.

Town House

Offers Over £650,000

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Video Tour



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Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

SUMMARY

Set proudly on one of Newark's most desirable streets, Compton House is a remarkable Grade II listed Georgian townhouse that effortlessly combines period grandeur with versatile, modern living. Encompassing approximately 3,780 square feet of beautifully proportioned accommodation, this magnificent four-storey residence also benefits from a superb detached annex, offering outstanding potential for multigenerational living, guest accommodation or supplementary income.

The property's impressive Georgian façade, with its distinctive red brickwork, tall sash windows, and elegant wrought-iron balconies, sets the tone for what lies within. The interior retains a wealth of original architectural features including ornate cornicing, deep skirtings, decorative ceiling roses and working fireplaces, all of which have been lovingly preserved. These historic details are complemented by thoughtful updates that ensure the home caters seamlessly to contemporary family life.

Compton House offers seven bedrooms in total, five of which feature en-suite facilities. The ground floor includes a gracious drawing room with views to the front and a formal study—ideal for working from home or entertaining. A charming bedroom with en-suite also occupies this level, making it a practical space for visiting guests or accessible living. The heart of the home lies on the lower ground floor, where a large, open-plan sitting and dining area flows into a contemporary kitchen complete with central island, bespoke cabinetry and high-end fittings. This expansive space is ideal for relaxed family living or entertaining on a grand scale.

On the first floor, the stunning master suite is a true retreat, featuring a spacious bedroom, a dressing area, and a luxurious en-suite with a freestanding roll-top bath beneath a bright arched alcove. A further generously sized en-suite bedroom completes the floor. The second floor is equally impressive, offering three additional bedrooms, all with their own en-suite bathrooms—ideal for a growing family or hosting overnight guests in comfort.

To the rear of the house is a private, walled courtyard garden—a peaceful and sunny spot for alfresco dining or morning coffee. Nestled just beyond is the charming annex: a self-contained single-storey building that includes two bedrooms, a sitting room, kitchenette, and a bathroom. Currently generating £20,000 pa gross rent as a holiday let. Whether used as a rental property, holiday let, or independent space for a relative, the annexe adds exceptional flexibility and value to the property.

Compton House enjoys a prime position on Balderton Gate, just a short stroll from Newark town centre. Residents benefit from easy access to boutique shops, restaurants, pubs, and galleries, as well as scenic walks along the River Trent and through the grounds of Newark Castle. Excellent transport connections via the A1, A46, and Newark Northgate Station (with direct trains to London King's Cross in around 75 minutes) make this an ideal home for commuters as well as those seeking a lifestyle move.

This is a rare opportunity to acquire a substantial and elegant period home in one of the region's most historic and well-connected market towns. Whether you're searching for a prestigious family residence, a property with income potential, or a home that truly makes a statement, Compton House is an exceptional choice.

THE HOME

Ground Floor:
Entrance Hall
Study (3.33m x 3.20m)



Drawing Room (5.20m x 4.50m)
Bedroom (4.40m x 4.00m)
En-Suite Bathroom

Annexe:
Kitchenette (3.61m x 3.16m)
Bathroom
Bedroom (3.05m x 2.35m)
Bedroom (3.25m x 3.05m)
Living Room (4.50m x 4.05m)

Lower Ground Floor:
Sitting Room/Dining Area (6.85m x 4.47m)
Kitchen (4.30m x 3.98m)
Utility Room (2.95m x 2.44m)

First Floor:
WC
Store cupboard (2.46m x 1.60m)
Bedroom (3.98m x 3.00m)
En-Suite Shower Room
Master Bedroom (5.25m x 4.60m)
Roll Top Bath and separate En-Suite Shower Room

Second Floor:
Bedroom (3.04m x 2.45m) with ensuite shower
Bedroom (4.32m x 4.00m)
En-Suite Bathroom
Bedroom (3.33m x 2.70m)
En-Suite Shower Room
Bedroom (4.60m x 4.12m)
En-Suite Bathroom

Externally - A small front garden with a smooth stone slab ground and bushes in front. A sizeable sitting area in the back garden with stone slab and stepping stone ground which can be accessed via the annexe living room and the end of the Ground Floor Entrance Hall. There is also private car parking.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/balderton-gate-newark-ng24-1ry/>

VIRTUAL TOUR

<https://my.matterport.com/show/?m=GcbQERP6Sen>

VIDEO TOUR

https://www.facebook.com/reel/932015026362155/?s=single_unit&locale=en_GB

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PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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