



EDLIN & JARVIS  
ESTATE AGENTS



17 Wellington Road  
Newark, NG24 1NJ

£550,000



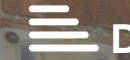
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# 17 Wellington Road

Newark, NG24 1NJ

\*\*\*AN ARCHITECTURAL LEGACY REIMAGINED: A VICTORIAN MASTERPIECE IN NEWARK\*\*\*

Commanding an imposing presence since 1881, this magisterial four-storey residence is a masterclass in sympathetic restoration. Every inch of its storied structure has been curated with an uncompromising eye for detail, evolving from a historic landmark into a sophisticated family home that honors its Victorian provenance while embracing high-end contemporary design. This property is only attached to a neighbouring property by the dining room & WC at the rear.

## Exquisite Living Spaces

The interiors strike a rare balance between grand scale and domestic intimacy. From the moment you step into the voluminous entrance hall, the quality of craftsmanship is undeniable.

**The Culinary Hub:** An expansive open-plan living kitchen and breakfast room, anchored by a log burner perfect for crisp mornings and informal family gatherings.

**The Dining Room:** A triumph of light and architecture, featuring seamless bi-fold doors that transition the space onto the sun terrace for an elite indoor-outdoor entertaining experience.

**Refined Relaxation:** A formal lounge offers a tranquil retreat, characterised by high ceilings and the timeless proportions typical of the late 19th century.

**Lower Ground & Utility:** The property further benefits from a substantial cellar, offering excellent potential for a wine vault or store room, alongside a discreet guest WC.

## The Private Quarters

The upper storeys are dedicated to sanctuary. Five opulent bedrooms provide expansive accommodation, highlighted by the Principal Suite. This palatial retreat features a bespoke dressing room and en-suite shower room, finished to an exacting standard. Bedrooms four & five are on the second floor offering versatility. Ideal for a teenager or to use as a hobby room and gym.

## Grounds of Distinction

The exterior is a private sanctuary, meticulously landscaped to provide a variety of "outdoor rooms" for leisure and cultivation.

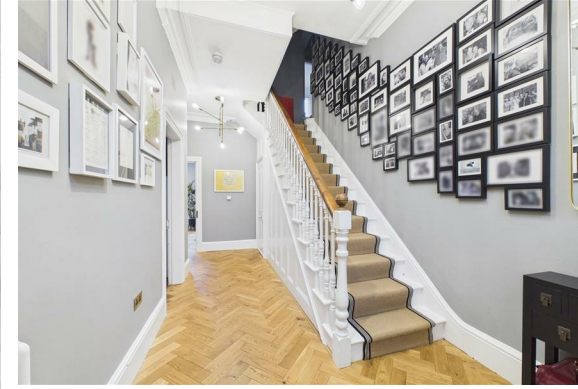
**The Victorian Carriage House:** A large, historic garage originally designed for a horse and carriage offers a rare architectural feature and significant versatile space.

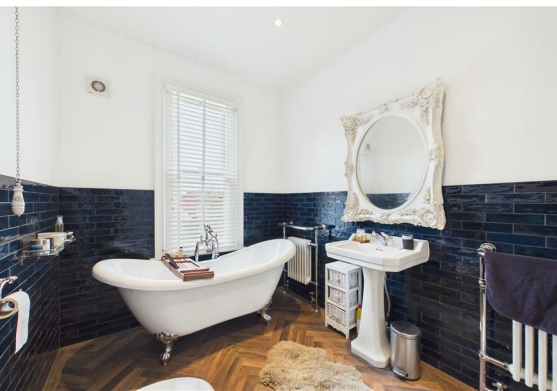
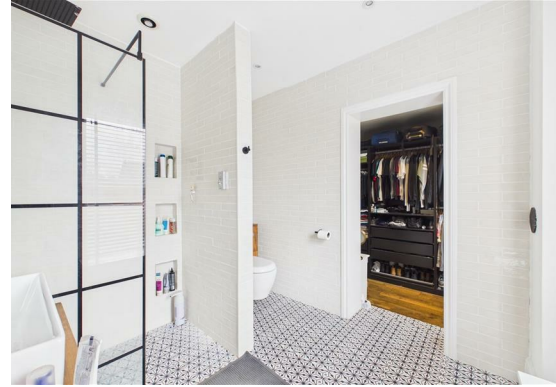
**Private Gardens:** An established garden oasis boasting a curated collection of fruit trees, raised vegetable beds, and a bespoke garden bar.

**The Sun Terrace:** Multiple peaceful seating areas are strategically positioned to capture the light, offering a serene backdrop for alfresco dining, summer BBQs and enjoying morning coffee.

## Unrivaled Connectivity

Situated in a premier Newark position, this residence offers the quintessential "best of both worlds." Enjoy the boutique charm of the town centre within a short stroll, while maintaining world-class connectivity. With London King's Cross accessible in just 75 minutes via the nearby mainline station, this is an ideal estate for the discerning professional seeking a grand lifestyle change.





### Entrance Hall

Lounge  
14'3 x 14'10 (4.34m x 4.52m)

Living Breakfast Kitchen  
12'4 x 23'2 (3.76m x 7.06m)

Dining Room  
21'3 x 8'5 (6.48m x 2.57m)

WC  
7'7 x 4'6 (2.31m x 1.37m)

### First Floor

Master Bedroom  
14'3 x 15'0 (4.34m x 4.57m)

Ensuite  
9'4 x 7'10 (2.84m x 2.39m)

Dressing Room  
19'2 x 7'9 (5.84m x 2.36m)

Bedroom Two  
13'10 x 11'10 (4.22m x 3.61m)

Bedroom Three  
12'6 x 11'2 (3.81m x 3.40m)

Bathroom  
12'9 x 7'7 (3.89m x 2.31m)

### Second Floor

Bedroom Four/Hobby Room  
20'10 x 13'11 (6.35m x 4.24m)

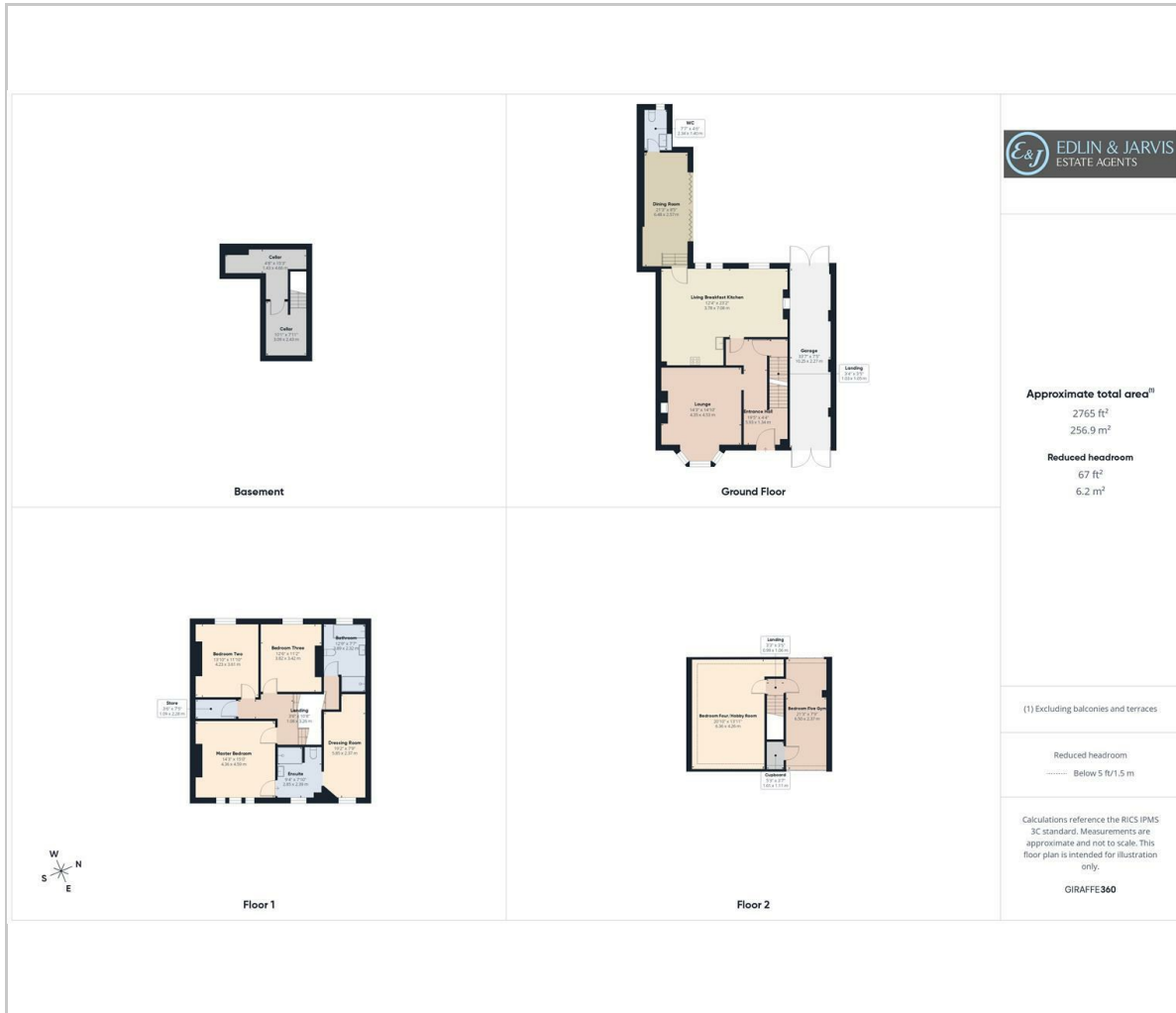
Bedroom Five/Gym  
21'3 x 7'9 (6.48m x 2.36m)

Cellar  
10'1 x 7'11 (3.07m x 2.41m)

Cellar  
4'8 x 15'3 (1.42m x 4.65m)

Garage/Workshop  
33'7 x 7'5 (10.24m x 2.26m)

## Floor Plan



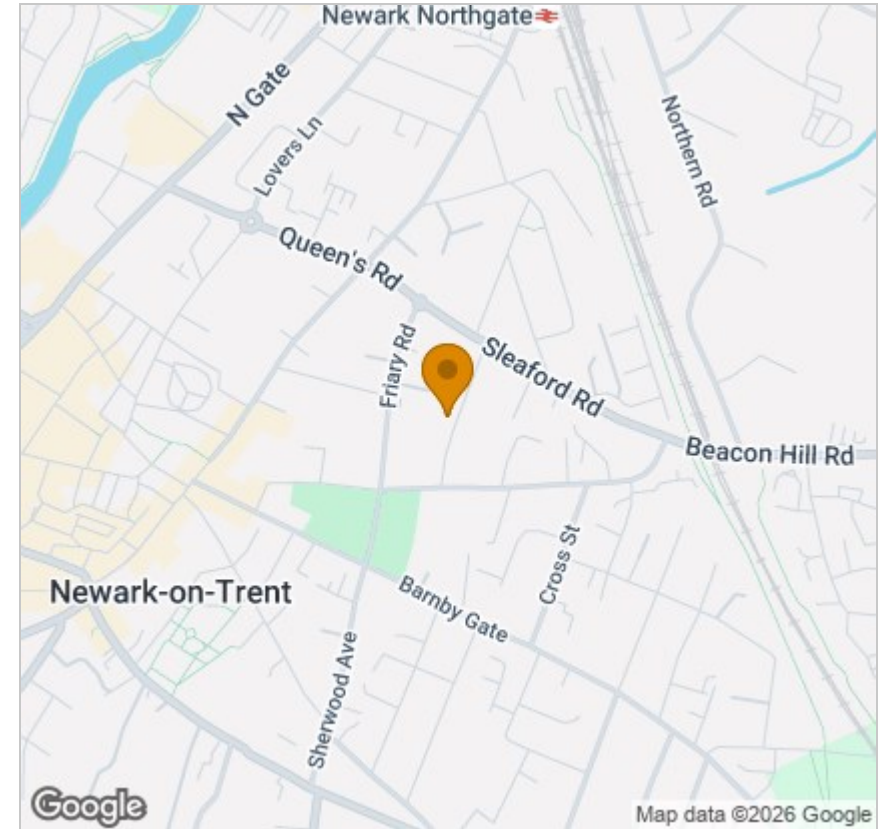
## Viewing

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

