

The Academy, 62 Gainsborough Road, Winthorpe, Newark, Nottinghamshire, NG24 2NR

£745,000

Tel: 01636 611 811

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

The Academy, a perfectly charming Grade II Listed family house standing within the village conservation area provides over 4,000 sq.ft of living accommodation comprising five bedrooms, three principal reception rooms and grounds including a garden and spinney extending to 1.15 acre or thereabouts. The village situated just 3 miles from Newark is convenient for access points to the A1/A46 trunk roads and Newark Northgate Railway Station with regular services to London King's cross.

The house dates back to the 18th Century, with later 19th Century additions, and a modern Vale conservatory added to the house in recent years. There is an extensive range of outbuildings and garages constructed with brick elevations under a slated roof. The delightful grounds provide a spinney area, former croquet lawn and allotment garden.

The principle accommodation provides pleasant rooms and a wealth of original features within the building. The reception hall features a heavily beamed ceiling. There are three windows in the beamed sitting room. The garden room provides a lantern light and sealed unit double glazed windows. The drawing room has a curious oval window bay, and the dining room measured into the recess has box sash shuttered windows. The kitchen provides a breakfast area, pantry and seating area, with also a downstairs cloakroom. A vaulted cellar still has the original meat hooks.

The first floor provides a galleried landing, four bedrooms, three bathrooms and a study. The second floor provides a fifth bedroom.

Central heating is gas fired with panelled radiators throughout.

Outbuildings include a lean to loggia, wash house, former stable, two garages, tack room and apple store. An allotment garden held on a separate Title is included in the sale.

Village amenities include a good primary school, community centre with sports facilities and tennis courts. The Lord Nelson Inn & Restaurant are popular venues.

There are many social groups and organisations. The property is conveniently situated for the Newark Northgate Retail Park, and the many services provided within this historic Town Centre. Journey times from Newark Northgate to London King's Cross are usually just over 75 minutes. There are train services from Newark Castle Gate to Lincoln and Nottingham.

The Academy is a Grade II Listed building, traditionally constructed with brick elevations under a pantiled roof, and the following accommodation is provided:

GROUND FLOOR

RECEPTION HALL
Centre opening glazed entrance doors and box sash window, heavily beamed ceiling, staircase and cupboard under the stairs. Brick fireplace with open tiled hearth. Lobby and rear entrance door.

SITTING ROOM
15'8 x 13'8 (4.78m x 4.17m)



Fireplace with hob grate and quarry tiled hearth. Three windows in the front elevation, wood block floor, heavily beamed ceiling and centre opening glazed doors and three steps to the Garden Room.

GARDEN ROOM
18'3 x 14'4 (5.56m x 4.37m)



Lantern roof light, sealed unit double glazed windows, ceramic tiled floor, two fan light units and glass roof.

CLOAKROOM
With low suite WC, basin and radiator.

DRAWING ROOM
22' x 18'11 (6.71m x 5.77m)



Overall measurements measured into the oval window bay, box sash windows, fireplace, picture rail, radiator, moulded ceiling cornice and panelled ceiling.



DINING ROOM
16'10 x 16'4 (5.13m x 4.98m)



Measured within the window recess, featuring box-sash shuttered windows and an oval, apse-style recess. Picture rail, moulded ceiling cornice and fireplace.



REAR LOBBY
With tiled floor.

PANTRY
8'4 x 4'4 (2.54m x 1.32m)
With shelving, Butler's pantry with cupboards and shelving.

KITCHEN
17'10 x 19'9 (5.44m x 6.02m)



Base units, wall cupboards, working surfaces incorporating a one and half sink unit, box sash window, integrated electric oven, microwave and gas hob. Under floor heating to half the kitchen.

Back staircase off. The kitchen area is open plan with the sitting area.

BREAKFAST AREA
10'10 x 8'4 (3.30m x 2.54m)
Beamed ceiling, ceramic tiled floor and door to the cellar.

BARREL VAULTED CELLAR
10' x 9' (3.05m x 2.74m)
With meat hooks.

REAR ENTRANCE PORCH
With roof light and fitted cupboard, tiled floor and rear entrance door.

FIRST FLOOR

GALLERIED LANDING
With heavily beamed ceiling, radiator.

BEDROOM ONE
21'9 x 18'3 (6.63m x 5.56m)
(Measured into the bay)

Three box sash windows, hob fireplace, fitted wardrobes and radiator.



BATHROOM ONE
10'9 x 6'11 (3.28m x 2.11m)



Vernon Tutbury suite comprising bath, bidet, low suite WC, pedestal basin, shower area with rain shower and drying area, panelled dado, heated towel rail.

BEDROOM TWO
15'6 x 13'9 (4.72m x 4.19m)



Centre opening French windows with shutters and Juliette balcony, fitted cupboards, hob fireplace and radiator.

BATHROOM TWO
12'8 x 8' (3.86m x 2.44m)



With corner bath, low suite WC, pedestal basin, built-in cupboard, Yorkshire slider window and chrome heated towel rail.

STUDY
10'7 x 8'5 (3.23m x 2.57m)
With Yorkshire slider window.

BEDROOM THREE
20'5 x 13'7 (6.22m x 4.14m)



Two box sash windows, fitted wardrobe, hob fireplace and two radiators.

BEDROOM FOUR
11'2 x 10'9 (3.40m x 3.28m)



Indoor window and radiator.

BATHROOM THREE
11'1 x 8'4 (3.38m x 2.54m)



Basin with washstand, low suite WC. 5ft wide shower, low suite WC and heated towel rail.

SECOND FLOOR
A flight of steps to the attic bedroom.

BEDROOM FIVE
11'4 x 10' (3.45m x 3.05m)
Fitted cupboards, night storage heater.

OUTSIDE



The driveway entrance is located on the corner of Gainsborough Road and Holme Lane. The entrance driveway is subject to a right of way to the garage rear of Dolls Cottage.

There is an entrance to a parking area and the garages. The formal gardens are on this side of the house providing lawned areas, trees & shrubs.

Gardens to the south side of the house contain a patio area and a former croquet lawn. Here there is a spinney with a variety of trees.









OUTBUILDINGS

LEAN TO LOGGIA
With glass roof and stone floor.

WASH HOUSE
11'8 x 8'1 (3.56m x 2.46m)
Base, stainless steel sink unit, gas central heating boiler, quarry tiled floor.

FORMER STABLE
With lean to glass roof.

Range of brick and slat outbuildings incorporating former coach house and now comprises:

GARAGE ONE
16'8 x 8'11 (5.08m x 2.72m)



GARAGE TWO
15'11 x 12'2 (4.85m x 3.71m)

TACK ROOM
10'3 x 8'9 (3.12m x 2.67m)

APPLE STORE
8' x 5' (2.44m x 1.52m)

NOTE - ALLOTMENT GARDEN



The Allotment garden, held on a separate Title is included in the sale. This is shown coloured green on the attached plan and extends to 450 sq. m (0.13 acre) or thereabouts.

The use of this area is restricted to a garden or allotment. This is currently let on an informal arrangement nicely cultivated and ideal as a kitchen garden.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
This property comes under Newark & Sherwood District Council Tax Band G.

ENERGY PERFORMANCE CERTIFICATE
Listed building, EPC exempt.

The Academy, Winthorpe
Approximate Gross Internal Area
Main House = 388 sq.m/4180 sq.ft
Outbuilding = 16 sq.m/169 sq.ft
Garage = 40 sq.m/436 sq.ft
Total = 444 sq.m/4785 sq.ft

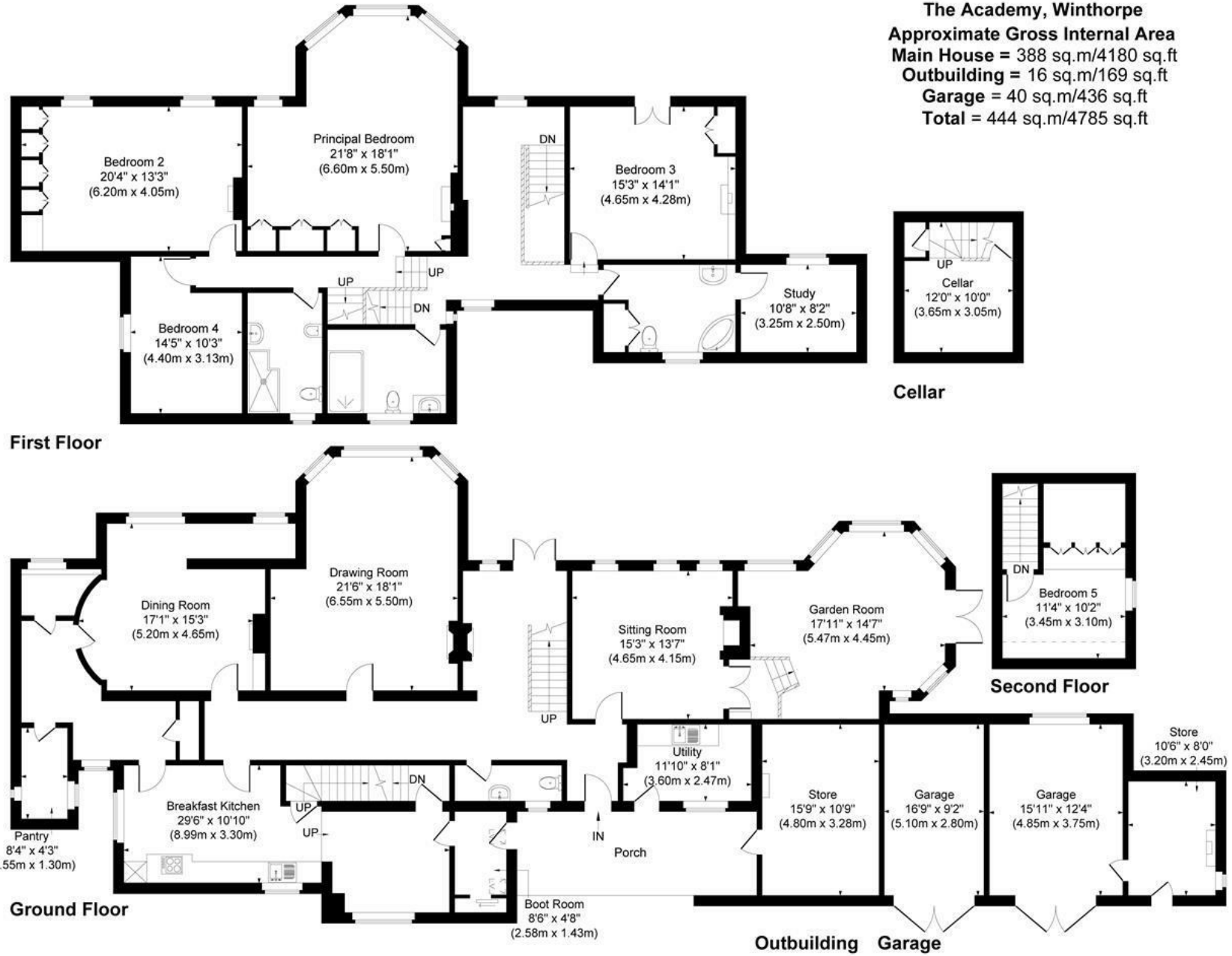
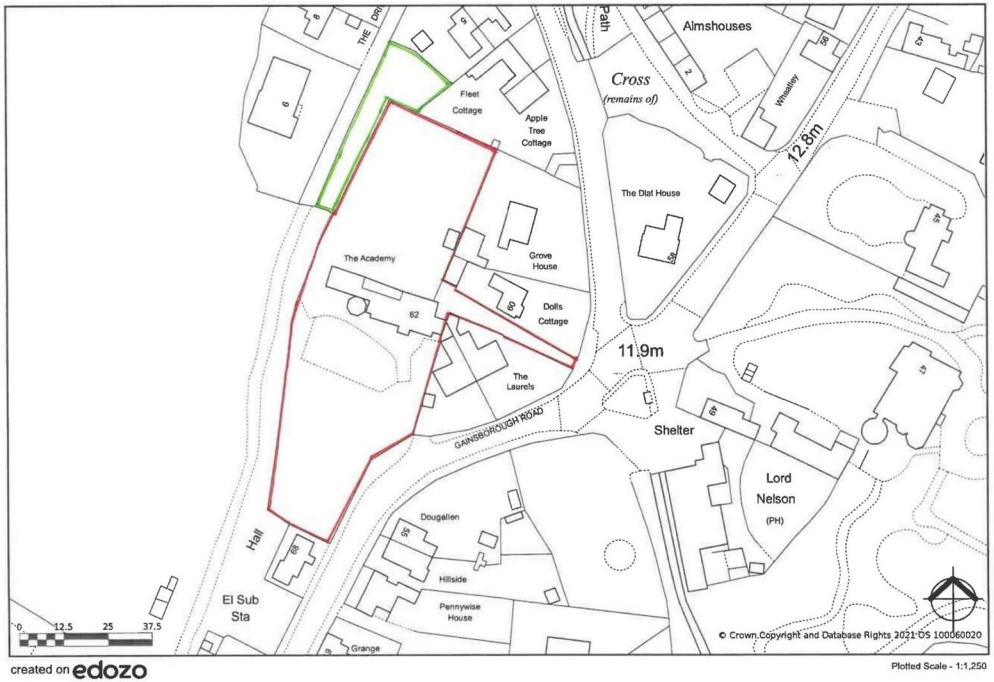


Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2025

62 Gainsborough Road, Winthorpe, Newark, NG24 2NR



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers