



The House, 77 Appleton Gate, Newark,
NG24 1LP

PRICE GUIDE £550,000 - £575,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

*** PRICE GUIDE £550,000 - £575,000 *** A unique and highly versatile detached Victorian family home offering an exceptional opportunity for multi-generational living or those seeking additional ancillary accommodation, all set within a private gated courtyard environment and conveniently placed for Newark Northgate Railway Station.

The main house provides generous family living space with four well-proportioned bedrooms, complemented by a superb range of additional accommodation including a two bedroom coach house annexe and two self-contained studio apartments. This impressive arrangement offers flexibility for extended family members, dependent relatives, guests, home working, or potential holiday let and Airbnb potential, subject to any necessary consents.

Externally, the property enjoys the privacy and security of a gated courtyard setting, together with a double garage and driveway parking. The overall layout creates an attractive and secluded environment, ideal for families seeking space, independence and convenience in one comprehensive package.

Newark Northgate Railway Station is within easy reach, providing fast and convenient rail links to London King's Cross in just over one hour, making this an excellent choice for commuters and those requiring regular access to the capital.

Viewing is highly recommended to fully appreciate the scale, flexibility and setting on offer.

Appleton Gate is ideally situated within a mile of excellent local amenities, including shops, schools, and Newark town centre. Nearby supermarkets include Morrisons, Asda, Waitrose, and Aldi, along with a recently opened M&S food hall. Newark's attractive town centre is centred around its mostly Georgian Market Square, which hosts regular markets and offers a charming mix of independent shops, boutiques, bars, restaurants, and cafes. A newly opened Waterstones in 2025 has added a welcome new dimension to the town's retail scene.

For recreation, the nearby Sconce and Devon Park offers

pleasant walking trails, a riverside walk, a children's play area, and the popular Rumbles Cafe.

Nearby Northgate Railway Station provides fast train services to London King's Cross in around 1 hour 15 minutes, and Castle Station has trains linking to Nottingham, Lincoln, and Leicester. The A1 and A46 dual carriageways are both easily accessible.

The town benefits from highly regarded primary and secondary schools and a General Hospital, making it an excellent location for families and commuters alike.

The Victorian House is constructed of brick under a slate roof covering. Unit 1, the ground floor studio apartment attached to the main house, is constructed of rendered brick with a flat roof. Unit 2, the Coach House, is constructed of brick under a slate roof covering. The double garage with studio apartment over (Unit 3) is constructed of brick elevations under a tiled roof covering. The main house has uPVC double glazed windows and a gas fired central heating system fired by a combination boiler located in the first floor bathroom. The annexe accommodation, Units 1 and 2, have electric heating. The living accommodation can be described in more detail as follows:

THE MAIN HOUSE

GROUND FLOOR

STORM PORCH

Original Minton floor tiles.

ENTRANCE HALL

11'11 x 3'11 (3.63m x 1.19m)

Original front entrance door, radiator, staircase to first floor.

LIVING ROOM

29'8 x 14'7 (9.04m x 4.45m)

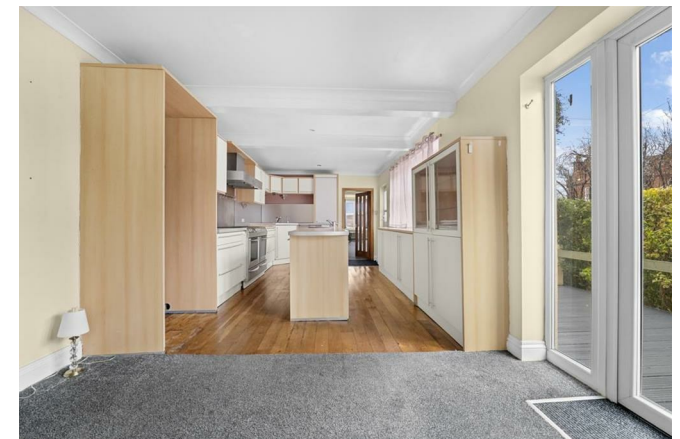
Walk in cupboard under stairs, walk in bay with uPVC double glazed sash window to the front and uPVC double glazed sash window to rear elevation. Two radiators, limestone fireplace housing wood burning stove.



KITCHEN

22'5 x 10'8 (6.83m x 3.25m)

UPVC double glazed window to side elevation, uPVC double glazed stable door, uPVC double glazed French doors giving access to the deck patio terrace. Range of fitted modern cream kitchen units comprising base cupboards and drawers with working surfaces over with inset stainless steel sink and drainer and mixer tap. Island unit with working surfaces over and an additional stainless steel sink and drainer with mixer tap. Eye level wall mounted cupboards. Cooking range with hob and ovens. Stainless steel splashback, extractor over. Dining area with space for a table.





FIRST FLOOR

LANDING

15'4 x 5'11 (4.67m x 1.80m)
(plus 13' x 2'6)

Staircase leading to second floor. Double panelled radiator, loft access hatch.

BEDROOM ONE

13'8 x 12'11 (4.17m x 3.94m)

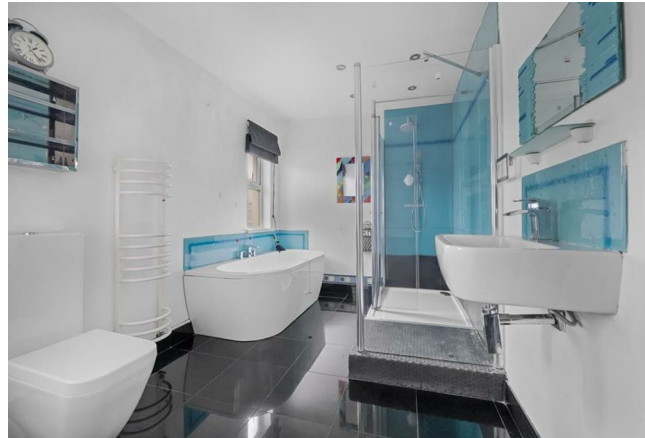
Two uPVC double glazed sash windows to front elevation, double panelled radiator. Walk in double wardrobe with hanging rail and shelving.



EN-SUITE SHOWER ROOM

8'7 x 3'2 (2.62m x 0.97m)

White suite comprising low suite WC, pedestal wash hand basin, tiled shower cubicle with screen and door, wall mounted Triton electric shower, heated towel radiator.



BEDROOM TWO

11'9 x 9'10 (3.58m x 3.00m)

UPVC double glazed sash window to rear elevation, double panelled radiator, walk in cupboard.

BEDROOM THREE

11' x 10'7 (3.35m x 3.23m)

Double panelled radiator, uPVC double glazed window to rear elevation.



FAMILY BATHROOM

12'8 x 7'7 (3.86m x 2.31m)

Built in cupboard housing Ideal combination gas fired central heating boiler. Modern white bathroom suite comprising wash hand basin, WC, bidet, panelled bath, double shower with tray, glass shower screen and flipper door, tiled walls, wall mounted overhead rain head and hand shower. Gloss finish black ceramic tiled floor, radiator, designer heated towel radiator.

SECOND FLOOR

BEDROOM FOUR

17'6 x 8'6 (5.33m x 2.59m)

(plus 8'6 x 9'11 - overall measurements including the stair well)

Three Velux roof lights.



EN-SUITE SHOWER

7'3 x 6' (2.21m x 1.83m)

White suite comprising low suite WC, stainless steel wash hand basin with mixer tap, water heater and tap. Tiled shower cubicle with screen door. Wall mounted Bristan electric shower, extractor fan, Velux roof light.

UNIT 1 - STUDIO APARTMENT

A linked building attached to The House and Coach House (Unit 2) constructed of rendered brick under a flat roof. The accommodation in this self-contained annexe comprises:



ENTRANCE HALL

6'6 x 6'2 (1.98m x 1.88m)

UPVC double glazed window and front entrance door.

SHOWER ROOM

White suite comprising WC and wash hand basin, corner shower enclosure with glass screen, door, waterproof shower boards to walls, wall mounted electric shower over, Expelair extractor fan, part tiled walls, Heatstore electric fan heater.



OUTSIDE



UNIT 2 - THE COACH HOUSE

This attached Coach House was converted circa 2005 and is constructed of brick under a slate roof covering. The living accommodation can be described as follows:



GROUND FLOOR

KITCHEN

15' 9 x 11' 6 (4.57m x 3.51m)

Electric heater, Shaker design kitchen units comprise base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer. Breakfast bar, eye level wall mounted cupboards, plumbing for automatic washing machine. Fitted appliances include electric ceramic hob,

BED/SITTING ROOM

16'4 x 11'5 (4.98m x 3.48m)

UPVC double glazed French doors leading to the decking at the front, electric heater.



KITCHEN

14'6 x 9'5 (4.42m x 2.87m)

Electric heater, Shaker style kitchen units comprising base cupboards with working surfaces over, inset ceramic sink and drainer, plumbing and space for automatic washing machine. Tiling to splashbacks. Eye level wall mounted cupboards, two tall storage cupboards, two roof lights.

electric double oven, stainless steel splashback and extractor, uPVC double glazed front entrance door.



SITTING ROOM

19'8 x 11'7 (5.99m x 3.53m)

UPVC double glazed French doors and windows to the front, staircase leading to first floor. Electric heater.



WC

8'4 x 2'10 (2.54m x 0.86m)

Low suite WC, wash hand basin.

FIRST FLOOR

LANDING

10'2 x 6'2 (3.10m x 1.88m)

Exposed wooden floor, airing cupboard housing hot water cylinder and shelving. Loft access hatch, pine balustrade, uPVC double glazed window to the front.



BEDROOM ONE

15'10 x 8'6 (4.83m x 2.59m)

Electric heater, uPVC double glazed window to the front. Velux roof light. UPVC double glazed French windows to the side, exposed wooden floor.



BEDROOM TWO

11'5 x 8'11 (3.48m x 2.72m)

Two Velux roof lights, electric heater, exposed wooden floor.

BATHROOM

8'11 x 5'3 (2.72m x 1.60m)

Velux roof light, white suite comprising wash hand basin with mixer tap, panelled bath with hand shower, low suite WC, double shower cubicle which is tiled with a sliding door and wall mounted Triton TAT electric shower over. Part tiled walls incorporating a vanity shelf.



UNIT 3

This is a studio apartment located above the double garage constructed of brick elevations under a slate roof covering.

OPEN PLAN LIVING ACCOMMODATION

21' x 12'1 (6.40m x 3.68m)

Velux roof lights, circular gable end windows, two electric heaters. Kitchenette with range of modern fitted kitchen units comprising base cupboards, working surfaces above, inset sink and drainer. Integral appliances include oven and hob. Mosaic style tiling to splashbacks, vaulted ceiling.

EN-SUITE BATHROOM

White suite comprising panelled bath, low suite WC and pedestal basin, vaulted ceiling with restricted head height.

DOUBLE GARAGE

18' x 17'3 (5.49m x 5.26m)

Electrically operated roller shutter door, two strip lights, two double power points and one single power point. Plastered walls.



WC

With low suite WC and wash hand basin.

OUTSIDE

The main house and annexes are contained within an enclosed courtyard with a brick built wall along the frontage. Cobbled forecourt providing off road car standing and leading to an electrically operated sliding gate which gives access to the Courtyard and driveway which provides off road car parking for several vehicles and access to the double garage. The main house has an enclosed frontage with brick wall, close boarded fence, wrought iron railings and gate. This area has a concrete surface and shrubs. To the rear of the main house there is a patio terrace with decking which connects to the frontage of Unit 1. There are lawned garden areas and a paved pathway leading to Unit 2, The Coach House, which has a patio terrace with decking connecting to the frontage. A large wooden lean-to storage shed connects to the side of the garage with an additional lean-to timber built shed at the rear.



TENURE

The property is freehold. We are informed by the seller that (Main house) is subject to an Assured Shorthold Tenancy from 23/01/2026 for 1 year. Unit 1 (Studio Apartment) is subject to an Assured Shorthold Tenancy from 16/01/2026 for 6 months. Unit 3 (Studio Apartment) is subject to a tenancy and that a Section 21 Notice has been served. Further details available upon request. The owner currently resides in Unit 2 (The Coach House)

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The main house has a gas fired central heating system fired by an Ideal combination gas central heating boiler located in the first floor bathroom. Units 1, 2 and 3 have independent electric heating.

VIEWING

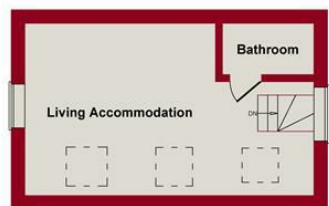
Strictly by appointment with the selling agents.

MORTGAGE

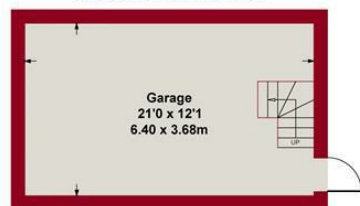
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

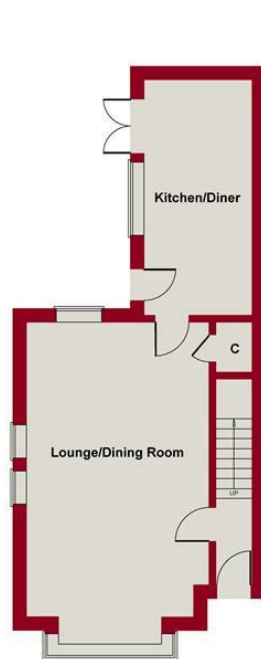
The properties come under Newark and Sherwood District Council Tax Bands: The Main House - Tax Band D, Unit 1 - Tax Band A, Unit 2 - Tax Band A, Unit 3 - Tax Band A.



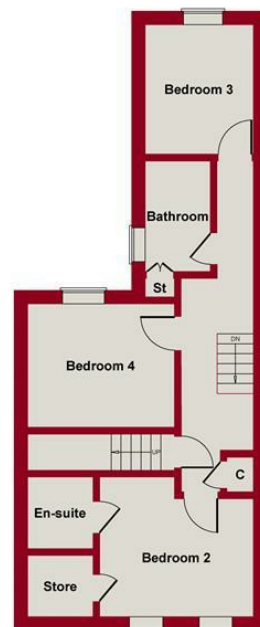
GARAGE (FIRST FLOOR)



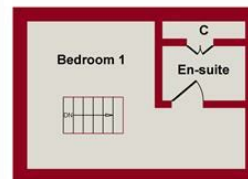
GARAGE (GROUND FLOOR)



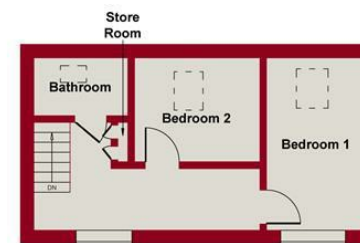
GROUND FLOOR



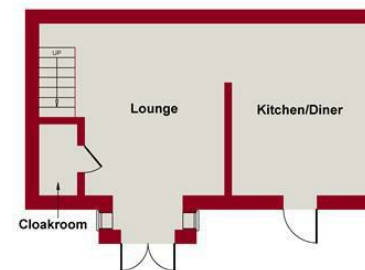
FIRST FLOOR



SECOND FLOOR



UNIT 2 (FIRST FLOOR)



UNIT 2 (GROUND FLOOR)



UNIT 1 (GROUND FLOOR)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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 firm's 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



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