



Nicholson Street, Newark

Guide Price £240,000 - £250,000



NEWTON
FALLOWELL

Nicholson Street

Newark

MARKETED WITH NO CHAIN Tucked away in an unexpectedly private position in the very heart of Newark-on-Trent, this exceptional Grade II listed former coach house presents a truly rare opportunity to acquire a home unlike any other. Combining character, individuality and contemporary living, the property offers a lifestyle that is rarely found – enjoying peace and seclusion whilst being just a short walk from the town centre's wealth of independent shops, cafés, restaurants and transport links.

Discreetly positioned at the end of Nicholson Street, the property is approached via timber doors which open into a substantial and highly versatile garage and utility space. Whether utilised as secure parking, extensive storage, a workshop or, subject to the necessary consents, additional living accommodation, this flexible area adds a unique dimension to the home and also provides direct access to the private rear garden. Internally, the accommodation has been thoughtfully designed to complement the building's character while embracing modern open-plan living.

A hallway leads to a stunning south-facing living, dining and kitchen space, where natural light pours through the property's dual garden access, creating an inviting and sociable environment. Each area enjoys its own distinct identity while flowing seamlessly together, making the space equally suited to everyday living and entertaining. The contemporary kitchen is fitted with a appliances to include an electric oven and four-ring hob, while a stylish ground floor shower room adds further practicality.

The first floor continues to impress, with a spacious landing incorporating useful built-in storage, three well-proportioned bedrooms and a beautifully appointed family bathroom, creating flexible accommodation ideal for professionals, couples, families or those seeking a characterful town-centre retreat.





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Outside, the south-facing garden is a delightful surprise, offering a wonderful degree of privacy despite its central location. Designed with ease of maintenance in mind, the garden combines paved and tarmac seating areas, enclosed by a mixture of brick walls and fencing to create a secluded outdoor space perfect for relaxing or entertaining. Further benefits include gas-fired central heating and double glazing. Rich in individuality, yet perfectly suited to modern living, this distinctive former coach house offers an enviable lifestyle, blending the tranquillity of a hidden setting with the convenience of having Newark's vibrant town centre quite literally on the doorstep.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

Garage & Utility

19' 2" x 13' 1" (5.84m x 3.99m)

maximum measurements

Inner Hall

6' 3" x 5' 1" (1.91m x 1.55m)

maximum measurements

Dining Kitchen

15' 8" x 9' 11" (4.78m x 3.02m)

maximum measurements

Lounge

13' 3" x 9' 6" (4.04m x 2.90m)

Ground Floor Shower Room

8' 0" x 2' 11" (2.44m x 0.89m)

First Floor Landing

15' 0" x 6' 0" (4.57m x 1.83m)

maximum measurements

Bedroom One

13' 4" x 13' 1" (4.06m x 3.99m)

Bedroom Two

13' 4" x 10' 3" (4.06m x 3.12m)

Bedroom Three

9' 8" x 7' 0" (2.95m x 2.13m)

Bathroom

7' 0" x 5' 9" (2.13m x 1.75m)





Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Agent's Note - Listed Building

Please note the property is a Grade II Listed building.

Agent's Note - Windows

The windows in the property are wooden double glazing.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,039 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





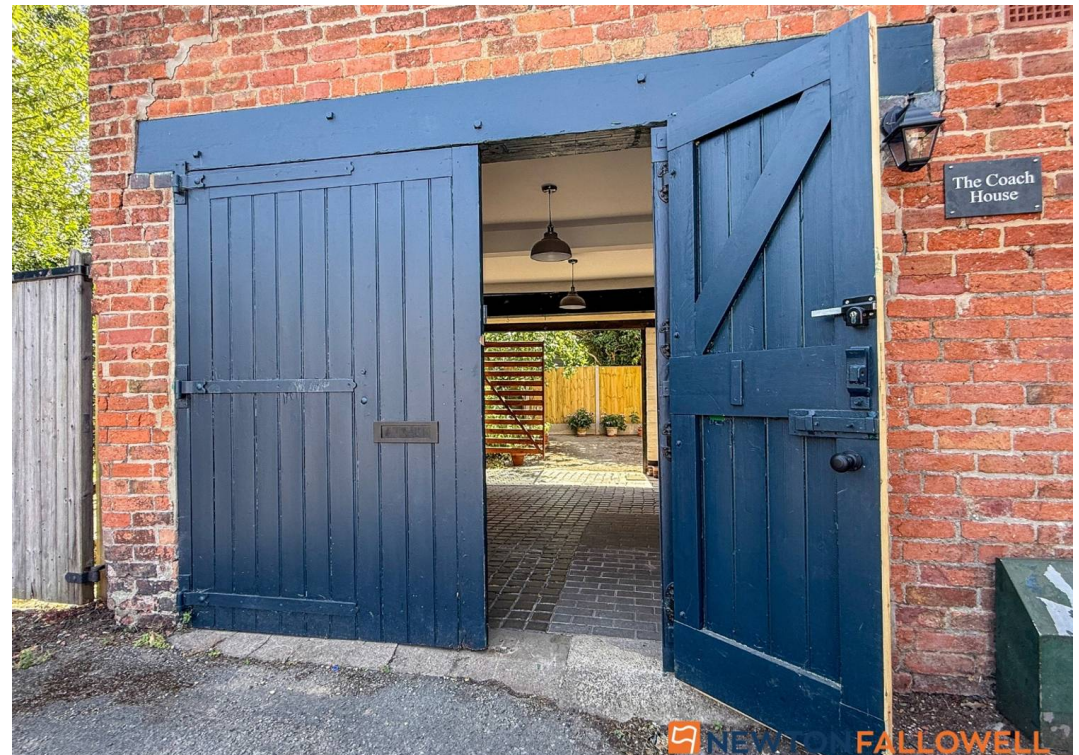
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

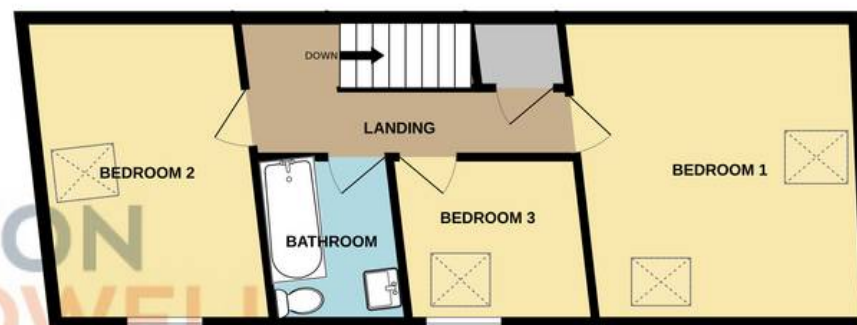




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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