



Buttercross Estates

The Bell Tower, Barnby Road, Newark



Set within The Bell Tower, a distinctive conversion of a Victorian school building on Barnby Road, is this beautifully presented one-bedroom duplex apartment.

Apartment

£150,000

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Video Tour



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www.buttercrossestates.com



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

SUMMARY

GUIDE PRICE £140,000-£150,000: Set within The Bell Tower, a distinctive conversion of a Victorian school building on Barnby Road, is this beautifully presented one-bedroom duplex apartment offering an unusual combination of character, space and flexibility rarely found at this price point. Extending to approximately 75 sq m (807 sq ft) of accommodation arranged over two floors, the apartment is ideally suited to first-time buyers, investors and anyone seeking a low-maintenance home within easy reach of Newark town centre.

The heart of the home is a superb open-plan living space with vaulted ceilings, exposed brickwork and a wood-burning stove creating a genuine focal point. Tall windows allow natural light to flood the room throughout the day, while the generous proportions – the living room alone extends to over 25 sq m – comfortably accommodate both lounge and dining furniture. The ground floor is completed by a breakfast kitchen fitted with sage-green cabinetry, an integrated oven, hob and extractor, and a ground-floor shower room.

Currently the ground floor offers an adaptable open-plan arrangement, with the dining area sitting alongside the living space. With the simple reinstatement of a partition wall, this could easily form a second double bedroom on the ground floor, creating a two-bedroom home with two bathrooms – genuine flexibility for buyers planning ahead for guests, children or home working.

Upstairs, the principal bedroom is a generous double with characterful sloped ceilings, serviced by a well-appointed first-floor bathroom with bath. Heating throughout is by electric panel heaters, complemented by the wood-burning stove in the living space. Outside, the apartment comes with the considerable benefit of one allocated parking space – a valuable commodity this close to the town centre.

THE AREA

Barnby Road is well placed for access to Newark town centre while retaining an established residential feel. Newark's historic centre offers a broad selection of independent shops, cafés, restaurants and everyday services, centred around its Market Place and castle. Road connections are also convenient, with access towards both the A1 and A46, making the property well positioned for those travelling throughout Nottinghamshire, Lincolnshire and further afield.

Rail commuters are particularly well served by Newark Northgate, with East Coast Main Line services including connections towards London King's Cross. Newark Castle station provides further regional connections towards Nottingham and Lincoln. Barnby Road Academy is located close by on the same road, with a selection of other primary and secondary schools in the surrounding area.

THE HOME

Living Room (7.29m x 3.43m)

Kitchen (3.39m x 2.35m)

Dining Room/Potential Bedroom Two (3.20m x 2.84m)

Shower Room (1.72m x 2.10m)

First Floor Landing

Bedroom One (4.28m x 3.34m)

Bathroom (3.02m x 1.83m)

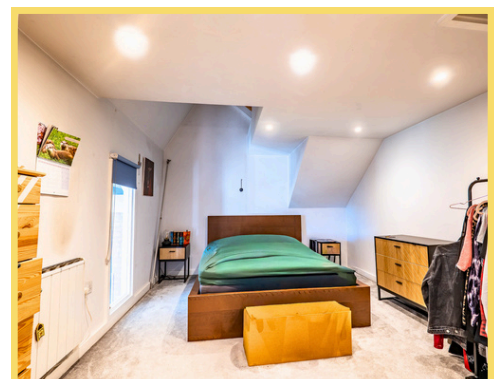
Externally - One allocated parking space plus an enclosed yard accessed from the living room doors.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/the-bell-tower-barnby-road-newark-ng24-1sa/>

VIDEO TOUR

https://www.facebook.com/reel/2199776077604917?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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