



Kirkwood North Church Walk, Newark,
Nottinghamshire, NG24 1GX

£595,000
Tel: 01636 611 811

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

Kirkwood presents a rare opportunity to acquire a unique and characterful period home in the very heart of Newark's historic town centre, within exceptionally convenient reach of London. This fine Grade II listed late Georgian townhouse occupies a prominent position within the Conservation Area, adjacent to St Mary Magdalene Church and its beautifully maintained gardens. Standing proudly on a substantial frontage behind spearhead iron railings, the property enjoys a wonderful walled rear garden which leads to a good-sized garage accessed from Mount Lane. Detached and widely admired, the house has long been regarded as a local landmark and an important example of early 19th-century architecture in the centre of this historic market town.

Tall sash windows and elegant window bays flood the interior with natural light, many enjoying pleasant south-facing views across St Mary's Church and the Cenotaph Gardens, and westward aspects over the immaculately maintained church gardens with their lawns and mature trees. The enclosed garden provides a delightful private retreat with sunny corners, established planting and a wealth of seasonal colour.

Stone steps lead to the portico entrance and into the reception hall, where a stained glass fanlight creates an immediate sense of character. From here a fine winding polished pine staircase rises to the first and second floors, with a wide corridor extending through to the rear of the house. The ground floor includes a front sitting room with period fireplace, surround and shuttered box sash windows.

The former dining room has been thoughtfully adapted as a library and now features bespoke solid wood fitted bookcases to the walls incorporating cupboards beneath, creating an impressive and practical study or reading room with a west-facing bay window and views across the neighbouring gardens.

The dining kitchen is of a generous size and features a gas-fired Aga range together with access to a deep barrel-vaulted cellar. Additional cupboards have been installed in recent years, including a useful media cabinet. A rear lobby

leads through to the utility room, now fitted with new units and oak block worktops, together with access to the refurbished ground floor shower room which now includes a modern suite and a double shower cubicle.

One of the most impressive rooms in the house is the first-floor drawing room, featuring three tall box sash windows set into the south elevation and a lofty ceiling height of approximately 10ft 6in, creating a wonderfully bright and elegant reception space overlooking the church and Cenotaph Gardens. Also at first-floor level are the principal bedroom and a bathroom. A further staircase leads to the second floor where there are two additional bedrooms and a second bathroom.

The house has been exceptionally well maintained and thoughtfully presented, decorated throughout in a style sympathetic to its period origins.

Since 2019 the property has benefitted from a number of important improvements and upgrades including the installation of a new electrical consumer unit and smart meters, together with a new Ideal gas-fired central heating boiler installed in 2020. The roof has also been renewed with new insulation felt.

Outside, the enclosed walled garden provides a private and attractive setting for the house. Within the garden there is an insulated timber cabin with power and lighting, offering a versatile space suitable for outdoor entertaining, home working or occasional guest accommodation.

At the end of the garden is the garage, accessed from Mount Lane. This has also been improved with the installation of a new roof and a Hormann electrically operated up-and-over door. The garage benefits from numerous double power points, a PodPoint EV charger and a personal door which conveniently connects directly into the rear garden.

The property sits in one of the most historic and picturesque parts of Newark-on-Trent, immediately beside the magnificent Grade I listed church of St Mary Magdalene, widely recognised for having the tallest spire

in Nottinghamshire. The surrounding area is characterised by attractive Georgian architecture, historic buildings and well-kept church gardens, creating a particularly special setting in the heart of the town.

Newark town centre is renowned for its handsome cobbled Market Place and vibrant market culture, with twice-weekly general markets and regular antiques and flea markets drawing visitors from across the region. Within a short walk of the property are a wide range of independent shops, cafés, restaurants and traditional pubs, along with cultural attractions including the National Civil War Centre, the Palace Theatre, Newark Castle and attractive riverside walks along the River Trent. The town also has a strong reputation for its bookshops, with the much-loved Newark Bookshop and a Waterstones store in the Market Place providing excellent browsing for readers and collectors alike.

Despite its historic character, Newark is exceptionally well connected. Newark Northgate station is within easy walking distance and provides regular East Coast Main Line services to London King's Cross with journey times of around 75 minutes, together with connections to Leeds and York. Newark Castle station offers additional services to Nottingham and Lincoln. The town also sits at the crossroads of the A1 and A46, with the nearby Old Fosse Road now a dual carriageway, making Newark particularly well placed for commuting across the East Midlands.

The main house dates from around 1840, with the rear section representing a late 20th-century renovation of a much earlier cottage. Constructed of brick under a slate roof to the front and pantiles roof covering to the rear. Central heating is gas fired with a new boiler installed in 2020. The property provides the following accommodation:

GROUND FLOOR

RECEPTION HALL



Entered via a panelled entrance door beneath a coloured glass fanlight, the reception hall has a quarry tiled floor, panelled dado and radiator, with an archway leading through to the inner hall.

INNER HALL

With fine 19th Century pine narrow square spindle staircase rising to the first floor, quarry tiled floor, radiator,, picture rail and moulded ceiling cornice. An archway leads through to the rear corridor.

SITTING ROOM

14'5 x 13'2 (4.39m x 4.01m)



Charming principal reception room featuring a period fireplace with mantle and cast iron surround fitted with a high quality gas imitation coal fire. Two original shuttered box sash windows overlook the front garden and the Cenotaph Gardens beyond filling the room with natural light. Pine boarded floor, two radiators, picture rail, moulded ceiling cornice and an elegant ceiling height of approximately 9'.



LIBRARY (FORMERLY DINING ROOM)

14'1 x 13'6 (4.29m x 4.11m)



A beautifully proportioned room with a west facing bay window enjoying views towards the church gardens. Now arranged as a library and fitted with bespoke solid wood bookcases to the walls incorporating storage cupboards beneath, creating an impressive and highly practical reading room or study. Radiators, dado rail and central ceiling rose.

KITCHEN

18'11 x 8'2 (5.77m x 2.49m)



A characterful and spacious kitchen with sash windows overlooking the secluded rear garden and church gardens

beyond. The kitchen is fitted with a range of base cupboards, wall units and solid wood working surfaces incorporating a one and a half bowl sink unit. Additional matching base cupboards have been added along with a bespoke made media cabinet and shelving unit. Gas fired AGA cooking range, access to cellar. Antique pitch pine cloaks cupboard in the entrance area, four steps lead down to the rear lobby.



REAR LOBBY

With radiator and rear entrance door leading directly out to the garden.

SHOWER ROOM



Refurbished in recent years and fitted with a modern white suite including a double shower cubicle with glass sliding screen door and shower boards to the walls. Wash hand basin and low suite WC. Built in airing cupboard housing a recently replaced hot water cylinder.

UTILITY ROOM



Fitted with modern units including Shaker design base cupboards beneath oak block working surfaces, plumbing for a washing machine and space for appliances. Wall mounted shelving, Ideal gas fired central heating boiler fitted in 2020.

CELLAR

13' x 13' (3.96m x 3.96m)

A dry barrel vaulted cellar with wine store with light and power. Accessed from the kitchen via a pine door and easy staircase. A curious set of original stone steps, likely the earliest access, remain but are now closed off.

FIRST FLOOR

The original narrow pine spindle staircase rises to the first floor featuring a hand rail roll, square spindles, dado rail and a shuttered window on the half landing.

LANDING



With radiator and pine panelled doors leading to the principal rooms.

DRAWING ROOM

18'8 x 15'5 (5.69m x 4.70m)



An elegant and particularly impressive reception room with three tall south facing box sash windows overlooking St Mary Magdalene Church and the Cenotaph Gardens. Period fireplace fitted with imitation gas fired coal system, pine boarded floor, lofty 10'6 ceiling height with moulded cornice and picture rail, radiators.

BEDROOM ONE

13'4 x 11'10 (4.06m x 3.61m)



A well proportioned principal bedroom with west facing bay window enjoying views towards the church spire and church gardens. Additional window to the north elevation

overlooking the private garden, built in wardrobe and radiator.

BATHROOM

13'4 x 5'11 (4.06m x 1.80m)



Fitted with bath, vanity basin, low suite WC and radiator.

SECOND FLOOR

A wide and easy staircase leads to the second floor landing.

BATHROOM



Open plan to the landing fitted with bath, low suite WC, roof light and small gable window.

BEDROOM TWO

14' x 9'8` (4.27m x 2.95m`)
(maximum measurements)



With gable window overlooking the private gardens and across the pantiled roofs beyond. Pedestal wash basin and radiator.

BEDROOM THREE

13'11 x 8'7 (4.24m x 2.62m)
With gable window and radiator.

OUTSIDE



The property stands on a substantial frontage with

spearhead iron railings set upon a stone plinth, a hand gate and stone pathway lead to the front entrance portico. To the rear is a charming and completely private walled garden with limestone flagged seating areas and established planting. Block paved pathways lead through well stocked raised beds to a secluded patio area with cast iron pergola. Within the garden there is an insulated timber cabin with lighting and power including seven double power points. There are double glazed French doors allowing access from the garden. This cabin provides a versatile space suitable for outdoor entertaining, home working or occasional guest accommodation. There is also an old brick tool shed.



Accessed from Mount Lane the garage has been improved with a new roof and a Hormann electrically operated up and over door. The interior provides block paved floor, numerous double power points, lighting and a Pod Point EV charging point. A personal door connects directly into the rear garden.

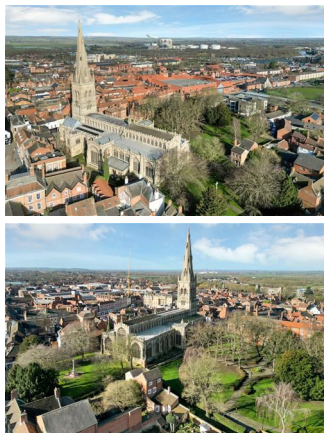


GARAGE





17'6 (depth) x 15'6 (width)



SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The property benefits from a modern Ideal gas fired central heating boiler installed in 2020 together with updated electrics including a new consumer unit and Smart meters.

TENURE

The property is freehold.

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.

POSSESSION

Vacant possession will be given on completion.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band F.

Kirkwood, North Church Walk, Newark

Approximate Gross Internal Area
Main House = 220 sq.m/2368 sq.ft

Outbuilding = 3 sq.m/31 sq.ft

Garage = 25 sq.m/271 sq.ft

Total = 248 sq.m/2670 sq.ft

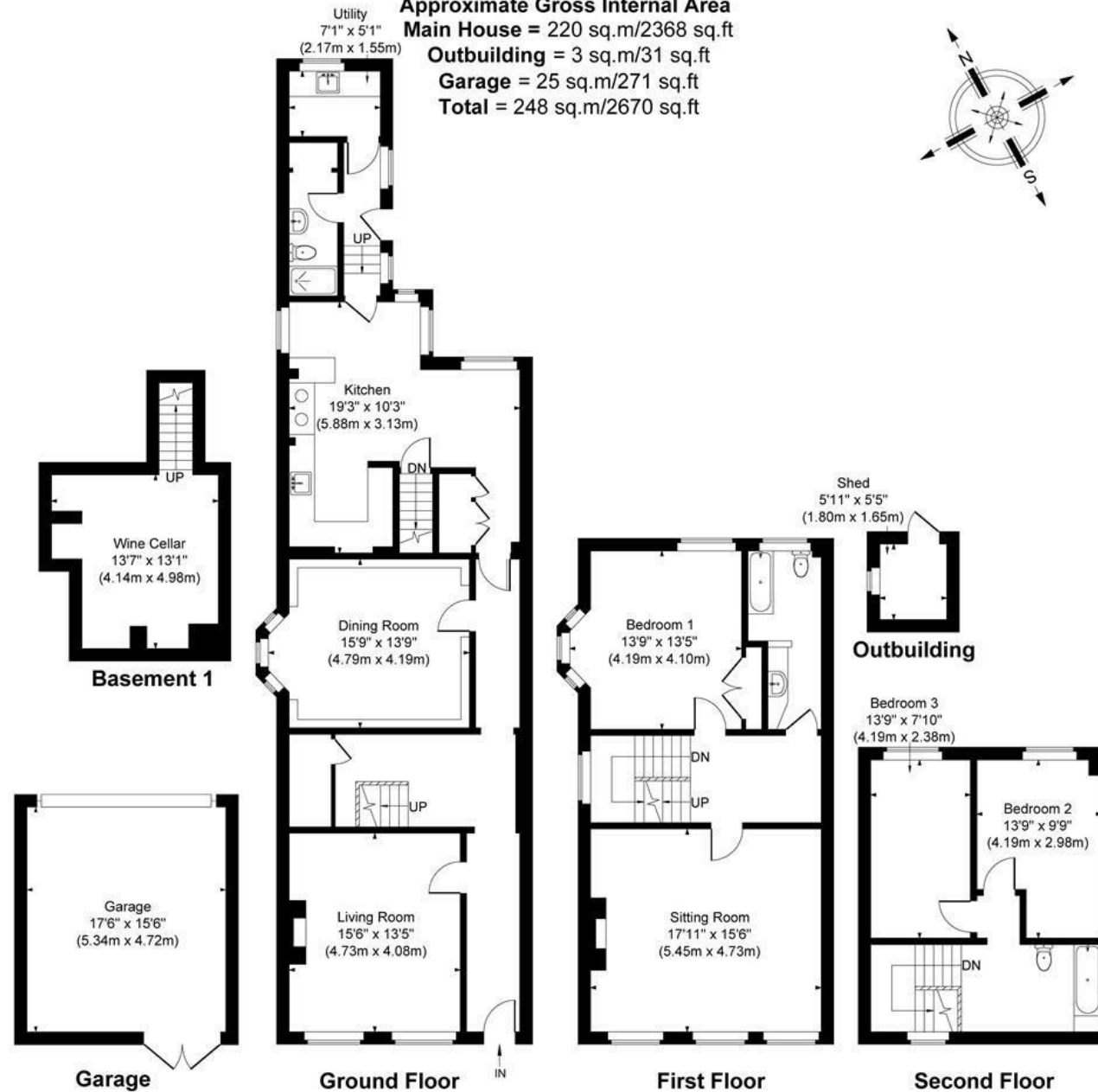
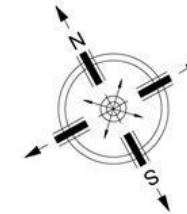


Illustration for identification purposes only, measurements are approximate, not to scale.

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