



**Belmont, 98 Main Street, Claypole, Newark,  
NG23 5BJ**

**Guide Price £200,000**

**Tel: 01636 611 811**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- ATTENTION CASH BUYERS -- Detached • Four Bedrooms Georgian Cottage
- Requires Restoration & Modernisation • Development Opportunity
- Lounge, Dining Room & Kitchen • Attached Garage
- Double Gates to Enclosed Driveway and Garden • Bathroom & WC
- Well Served Village Location

The accommodation extends to an entrance hall leading through to a lounge and separate dining room, both offering generous proportions typical of the Georgian era. The kitchen is positioned to the rear and is complemented by a pantry and rear lobby. A ground floor bathroom, separate WC and conservatory complete the layout at this level.

To the first floor, a central landing provides access to four bedrooms and a separate WC, offering flexible family accommodation and considerable potential for reconfiguration, subject to the necessary consents.

Externally, the property benefits from a fully enclosed garden and driveway situated to the rear, accessed via timber double gates. The corner plot position enhances both privacy and presence within the village streetscape.

It should be noted that the property is currently in a poor state of repair and requires comprehensive restoration and upgrading throughout. As such, it is ideally suited to investors, cash purchasers or developers seeking a rewarding refurbishment project within a desirable village setting.

Claypole is a thriving and well-connected village situated just north of Newark, offering a strong sense of community alongside an excellent range of local amenities. The village benefits from a popular primary school, village hall, church and public house, with further facilities readily available in nearby Newark. Surrounded by attractive countryside, Claypole provides an appealing rural lifestyle while remaining exceptionally convenient for commuters, with easy access to the A1 and Newark North Gate railway station, which offers direct services to London King's Cross in approximately 75 minutes. Combining period charm, accessibility and community spirit, Claypole continues to be a sought-after location for buyers looking to enjoy village life.

Constructed with painted brick elevations beneath a traditional pantile pitched roof, the cottage retains a number of period features including original single glazed timber casement windows and an attractive bay window to the front elevation. Central heating is oil fired - not tested. The adjoining single storey outbuilding and garage are also of painted brick construction beneath a pantile roof, complementing the main dwelling.

The living accommodation is arranged over two levels and can be described in more detail as follows.

## GROUND FLOOR

### ENTRANCE HALL

5'6" x 8'3" (1.7 x 2.52)

### LOUNGE

13'2" x 16'6" (4.03 x 5.03)  
(plus bay 7'0" x 3'4")

With beamed ceiling and open fire place.

### INNER LOBBY

3'8" x 2'11" (1.13 x 0.91)

With stairs up, beamed ceiling and radiator.

### DINING ROOM

12'10" x 14'0" (3.92 x 4.28)  
(plus bay 6'11" x 3'0")

With open stone fireplace and bay window, radiator, door to the garden.

### KITCHEN

15'10" x 11'6" (4.83 x 3.51)

With braced and ledge doors, beamed ceiling. Basic eye level and wall mounted units, understairs storage cupboard.

### PANTRY

5'7" x 3'8" (1.70m x 1.12m)

With shelving.

### REAR LOBBY

14'5" x 4'1" (4.41 x 1.25)

### DOWNSTAIRS BATHROOM

8'5" x 6'3" (2.57m x 1.91m)

With sink, bath, airing cupboard housing the hot water cylinder and window to the rear elevation.

### WC

8'5" x 3'1" (2.58 x 0.96)

With low flush WC.

### CONSERVATORY

17'9" x 8'8" (5.43 x 2.65)

With access to the kitchen and lounge.

## FIRST FLOOR

### LANDING

3'1" x 14'2" (0.95 x 4.34)

With loft access and staircase down to the ground floor.

### BEDROOM ONE

14'2" x 12'11" (4.33 x 3.94)

With open fireplace, radiator, window to the side elevation.

### BEDROOM TWO

12'6" x 11'4" (3.83 x 3.47)

With radiator.

### BEDROOM THREE

10'10" x 8'11" (3.31 x 2.73)

(plus 3'4" x 3'9")

With radiator.

### BEDROOM FOUR

8'2" x 14'8" (2.49m x 4.47m)

With window to the front elevation, radiator.

### ATTACHED GARAGE

21'5" x 7'10" (6.54 x 2.4)

With door to the front of the property and to the rear garden.

## OUTSIDE

### OUTDOOR STORE

4'5" x 8'4" (1.35 x 2.56)

Containing the oil tank.

### GARDEN

Located to the rear of the property and heavily overgrown and derelict enclosed by fencing and hedging, with double gates to Main Street.

### TENURE

The property is freehold.

### SERVICES

Mains water, electricity, and drainage are all connected to the property. The central heating system is oil fired.

### POSSESSION

Vacant possession will be given on completion.

## VIEWING

Strictly by appointment with the selling agents.

## MORTGAGE

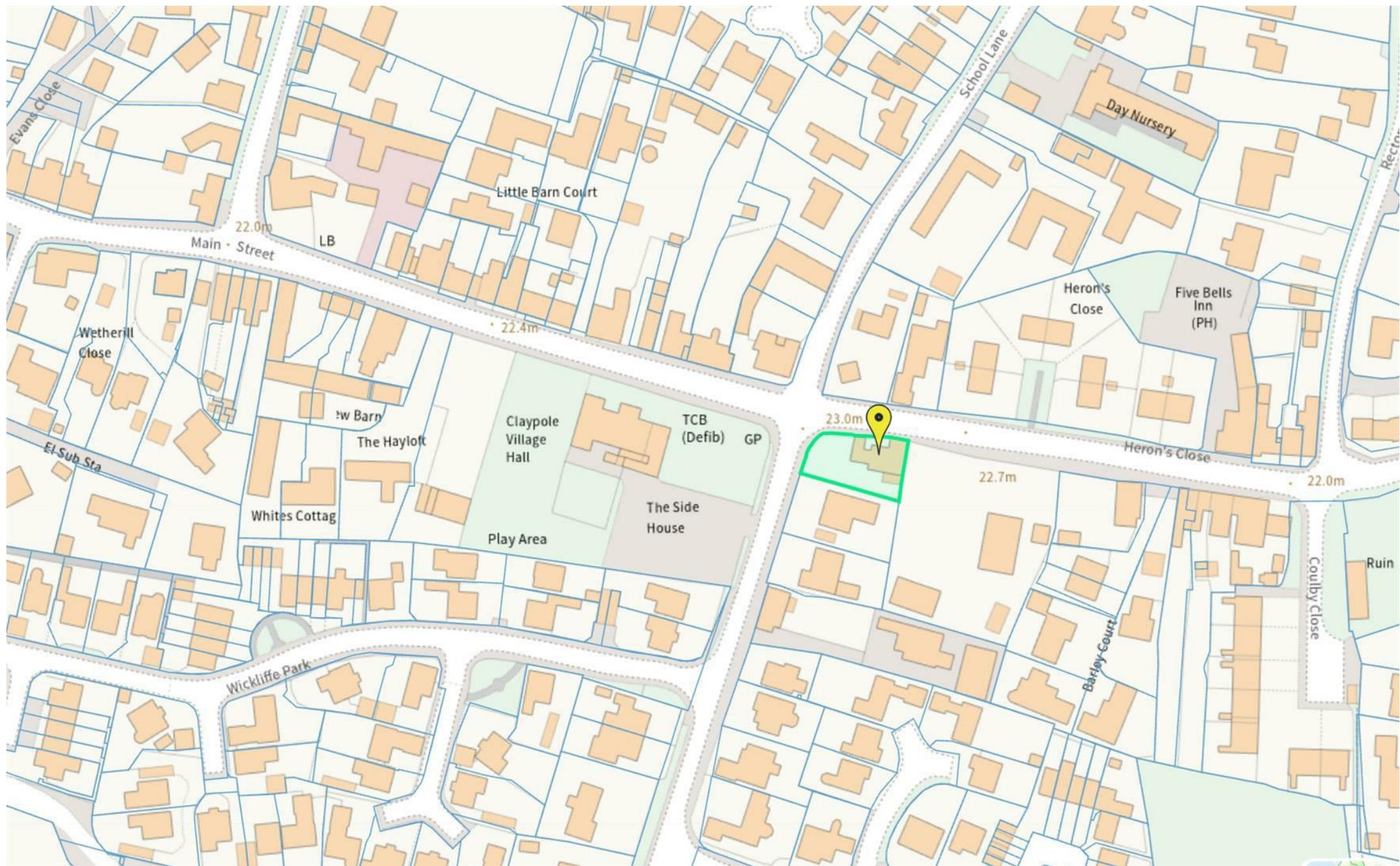
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

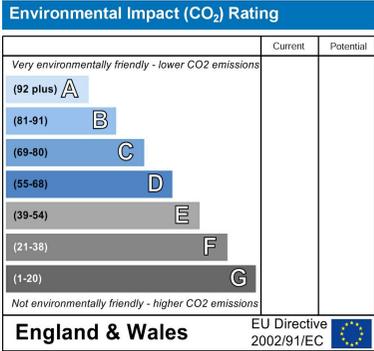
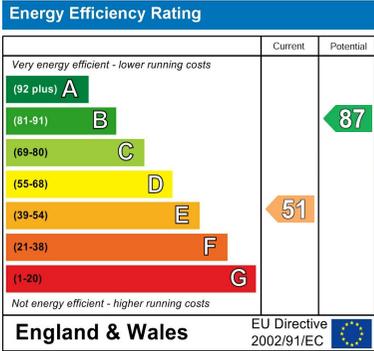
## COUNCIL TAX

The property comes under South Kesteven District Council Tax Band D.









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