



Mill Gate, Newark

 4  2  4  D.

OLIVER REILLY 



Mill Gate, Newark

- WONDERUL GRADE II LISTED COTTAGE
- FOUR RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- SPLENDID RETAINED FEATURES
- WALL-ENCLOSED GARDEN & OFF-STREET PARKING
- FOUR DOUBLE BEDROOMS
- CENTRAL LOCATION/ CONSERVATION AREA
- FIRST FLOOR BATHROOM & SHOWER ROOM
- MODERNISATION REQUIRED
- NO CHAIN! Tenure: Freehold EPC 'D'

VIEW A PIECE OF HISTORY..! A HOME OF TRUE DISTINCTION AWAITS..! Attractively priced for immediate interest and required improvements.

Cast your eyes over this charming, alluring and hugely deceptive Grade II listed character-filled cottage. Truly ONE-OF-A-KIND! Pleasantly positioned in the heart of Newark-on-Trent, within a sought-after, central conservation area. Close to a wide array of amenities, transport links and delightful walks along the banks of the River Trent. This mesmerising and iconic residence is steeped with a fascinating and long-lasting history. Believed to date back over 460 years ago. The cottage has retained an abundance of gorgeous exposed original features. Combined with traditional and timeless architectural design. Including; extensive beamed ceilings, sash windows, original fireplaces and a vast array of ornate joinery. The time is right for this property to be brought back to life. Restoring it to former glory... with a modernisation scheme required throughout. We can assure you... There is MORE THAN MEETS THE EYE! As the cottage's highly versatile accommodation spans IN EXCESS OF 2,000 SQUARE/FT. The internal layout comprises: Large dining room, though to a dual-aspect lounge with log burner, an inner lobby, ground floor W.C, sizeable breakfast kitchen, generous sitting room, study, utility room and a well-appointed garden room. The first floor is accessed via two separate staircases, with two separate landings. Hosting FOUR DOUBLE BEDROOMS. Three of which retain fitted wardrobes. Accompanied by a central bathroom and separate shower room. Externally, the cottage is amplified further by an enchanting wall-enclosed courtyard garden. There is a HUGE BENEFIT of an OFF-STREET PARKING SPACE adjacent to the property. STEP INSIDE... and see for yourself. We hold the key for you to unlock a blank canvas of potential, whilst retaining the oozing character and pure individuality that makes this cottage so special. Marketed with *NO ONWARD CHAIN!*

Asking Price: £250,000



DINING ROOM:

20'6 x 12'5 (6.25m x 3.78m)

Accessed via a wooden front external door. A spacious and inviting reception room, with tiled flooring, medium wall paneling, a double panel radiator, central heating thermostat, exposed ceiling beams, two ceiling beam light fittings, two double low level storage cupboards housing the gas and electricity meters. A wall mounted cupboard houses the electrical RCD unit. Single glazed window to the front elevation. Access into the kitchen and through to the lounge. Max measurements provided.

LOUNGE:

14'7 x 14'3 (4.45m x 4.34m)

A delightful and well-appointed DUAL-ASPECT reception room. Providing wood effect laminate flooring, majority wall paneling, extensive exposed ceiling beams, a double panel radiator, TV point and an exposed feature fireplace housing an inset log burner and raised tiled hearth. Single glazed sash window to the front and rear elevation. An internal door opens to the first of two staircases rising to the first floor.

INNER LOBBY:

8'3 x 4'8 (2.51m x 1.42m)

With wood effect laminate flooring, a single panel radiator and two light fittings. A hard wood external stable door leads into the garden. Internal access into the kitchen and ground floor W.C.

GROUND FLOOR W.C:

5'5 x 3'3 (1.65m x 0.99m)

With wood effect laminate flooring, a low level W.C, pedestal wash hand basin with chrome taps and partial tiled splash backs. Heated towel rail, ceiling light fitting and a single glazed window to the side elevation.

BREAKFAST KITCHEN:

15'4 x 10'3 (4.67m x 3.12m)

Generously proportioned. Hosting quarry tiled flooring. Providing fitted wall and base units with laminate dark wood effect roll top work surfaces over. Inset white 1.5 bowl ceramic sink with chrome mixer tap. Provision for a free standing electric over with four ring gas hob and concealed extractor above. Provision for a free standing fridge freezer and under counter dishwasher. Two fitted larder cupboards. Exposed ceiling beam, recessed ceiling spot lights, a double panel radiator, two single glazed windows to the right side elevation. Access into the large sitting room. Max measurements provided.

SITTING ROOM:

18'6 x 13'10 (5.64m x 4.22m)

A generous reception room with carpeted flooring, double panel radiator, ceiling light fitting, smoke alarm and TV point. 'GODIN' wood burning stove with a raised tiled hearth and decorative wooden surround. A fitted cupboard houses the 'BAXI' gas fired boiler. Carpeted stairs with an open spindle balustrade rises to the first floor. Two single glazed windows the right elevation. Open archway leads through to the study. Max measurements provided.

STUDY:

9'3 x 9'2 (2.82m x 2.79m)

A further reception room with carpeted flooring, a single panel radiator, two ceiling light fittings and extensive fitted shelving. Single glazed window to the rear elevation. Double doors open into the garden room. Access into the utility room.

UTILITY ROOM:

10'1 x 5'6 (3.07m x 1.68m)

With laminate flooring, provision/plumbing for a washing machine/tumble dryer with laminate roll top work surfaces above. Provision for a free standing fridge freezer. A ceiling light fitting, access to the electrical RCD consumer unit, loft hatch access point. Single glazed window the right side elevation and a hard wood side external door, gives access into the garden. Max measurements provided.

GARDEN ROOM:

21'6 x 6'7 (6.55m x 2.01m)

Of timber construction with a sloped glass roof. Providing tiled flooring, double panel radiator, two ceiling light fittings, power points, windows to the right side elevation. External French doors open into the garden.





FIRST FLOOR LANDING (1): 7'5 x 6'1 (2.26m x 1.85m)
The main landing space. Accessed from the sitting room. Providing carpeted flooring, an open spindle balustrade, ceiling light fitting, smoke alarm, fitted shelving, access into two bedrooms and a shower room.

MASTER BEDROOM: 14'7 x 14'7 (4.45m x 4.45m)
A superb DUAL-ASPECT DOUBLE bedroom. Accessed via the secondary staircase in the lounge located at the front of the cottage. Providing carpeted flooring, double panel radiator, loft hatch access point, exposed brick fireplace with open fire. Extensive pine wardrobes, providing superb storage. Single glazed sash windows to the front and rear elevation. Max measurements provided.

BEDROOM TWO: 14'9 x 11'3 (4.50m x 3.43m)
A further DOUBLE bedroom located at the front of the cottage. Providing carpeted flooring a double panel radiator, telephone point and a single glazed sash window to the front elevation. Max measurements provided.

FIRST FLOOR BATHROOM: 18'8 x 4'10 (5.69m x 1.47m)
With laminate flooring, a wooden paneled bath with chrome mixer tap and over head showering facility with red medium height wall tiled splash backs. Low level W.C. Pedestal wash hand basin with chrome taps and red wall tiled splash backs. Heated towel rail, wall mounted vanity cupboard. Recess ceiling spot lights. Small window to the side elevation.

BEDROOM THREE: 15'5 x 9'10 (4.70m x 3.00m)
A DOUBLE bedroom. Connected via the first floor landing and bathroom. Providing carpeted flooring, a double panel radiator, ceiling light fitting, loft hatch access point, fitted wardrobe, fitted drawer units with shelving above. Carpeted stairs with an open spindle balustrade rise to the main first floor landing. Single glazed window to the right side elevation. Max measurements provided.

FIRST FLOOR LANDING (2): 5'5 x 2'11 (1.65m x 0.89m)
Accessed from the stairway in the lounge. Giving access to the main two bedrooms. With carpeted flooring, ceiling light fitting, smoke alarm and a high-degree of original features.

BEDROOM FOUR: 12'5 x 11'10 (3.78m x 3.61m)
A DUAL-ASPECT DOUBLE bedroom. Accessed via the main landing. Providing carpeted flooring, a double panel radiator, ceiling light fitting, fitted wardrobe, fitted shelving, loft hatch access point. Single glazed window to the right side and rear elevation. Max measurements provided.

FIRST FLOOR SHOWER ROOM: 6'2 x 5'8 (1.88m x 1.73m)
With wood effect laminate flooring. A fitted shower cubical with mains shower facility and white tiled splash backs. A low level W.C. and pedestal wash hand basin with chrome taps and white tiled splash backs. Double panel radiator, ceiling light fitting and a single glazed window to the rear elevation.

OFF STREET PARKING SPACE:
There is dropped curb vehicular access to the left side elevation of the cottage.

EXTERNALLY:
The cottage hosts a deceptively spacious, low maintenance, wall enclosed garden. Extensively grveled with partial planted borders and an array of bushes and shrubs. There is a paved seating area to the right aspect. A secure timber gate connects the garden to the public pathway. PLEASE NOTE: There is no shared access across the properties garden.

AGENTS NOTE:
PLEASE BE AWARE that two of the reception rooms have low-ceiling height. This is also apparent with access into the master bedroom. For further clarification, we advise you speak to the agent prior to viewing.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 2,070 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'D' (65)

Local Information & Amenities:
This property is conveniently located on a highly sought after central street along the banks of the River Trent. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

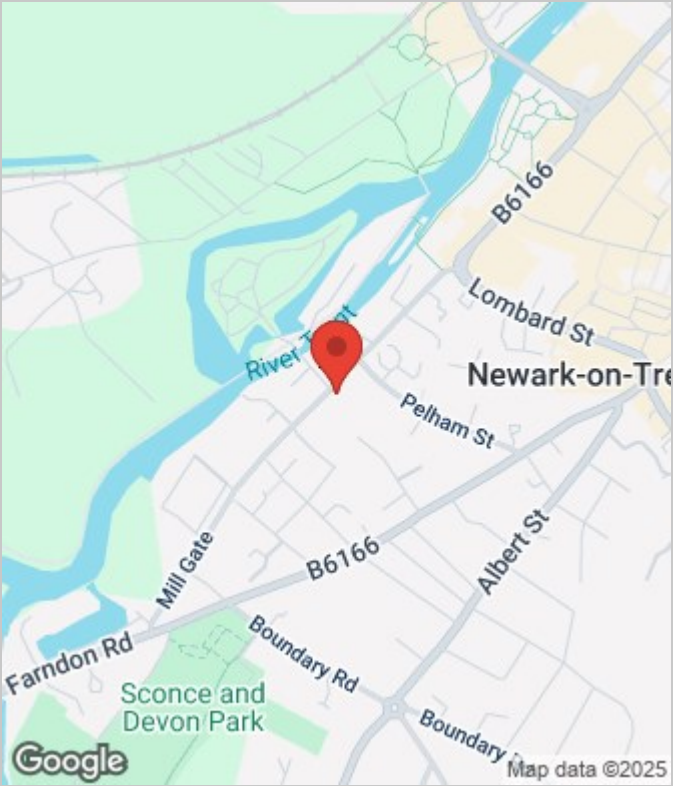
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.





Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 