



Tannery Wharf, Newark

Guide Price £375,000 to £385,000



Tannery Wharf

Newark

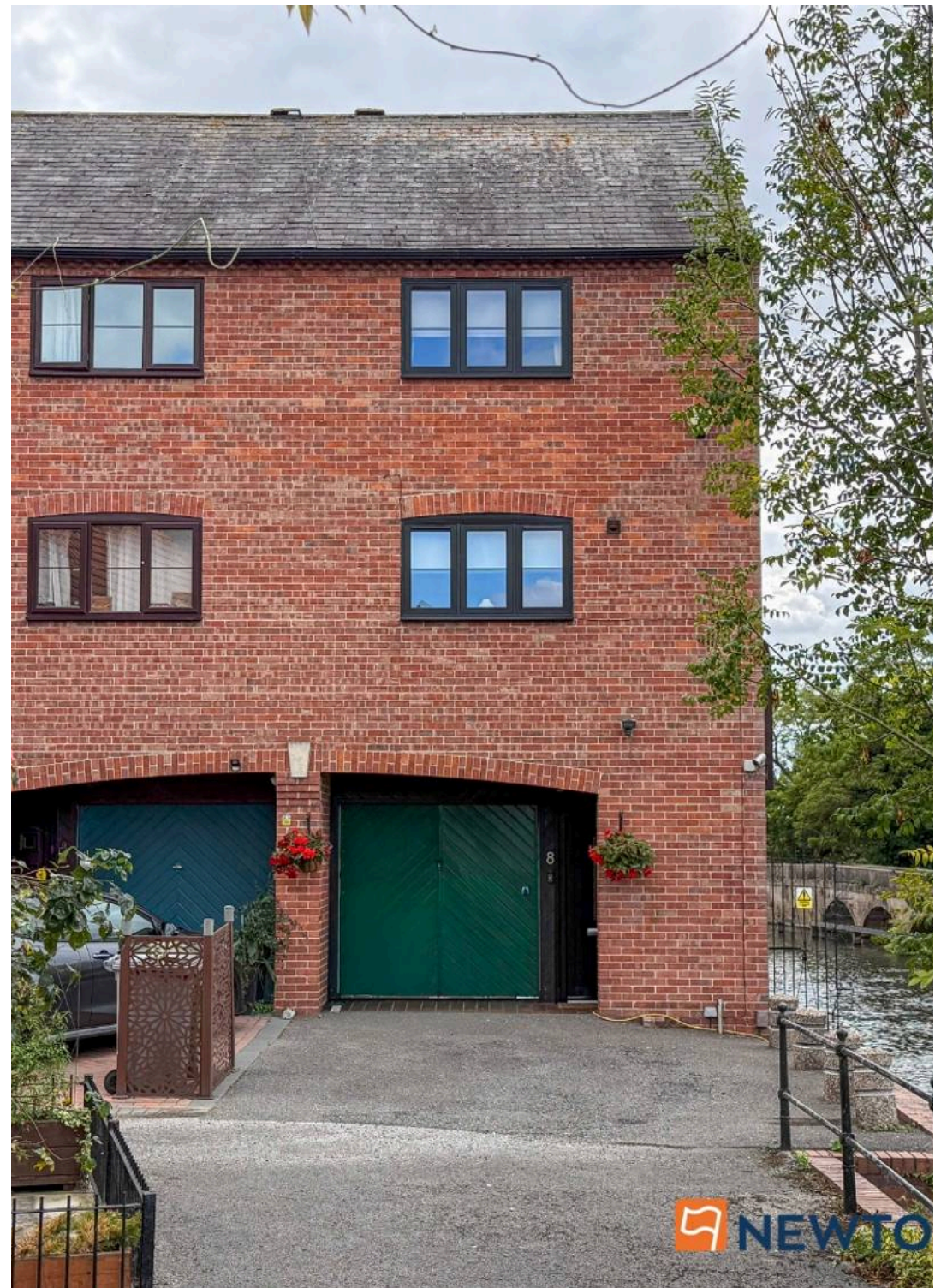
MARKETED WITH NO CHAIN Occupying an enviable position directly on the banks of the River Trent within Newark's highly regarded Mill Gate Conservation Area, this magnificent riverside town house offers a rare and quite exceptional opportunity to enjoy a lifestyle that few properties can provide.

Benefitting from its own private boat bay and mooring rights, extending to approximately 38ft x 11ft, together with fishing rights and magnificent elevated views across the River Trent and Newark Weir, this is a home where its setting is quite simply as impressive as the accommodation itself. Immaculately presented throughout and offered in genuine turn-key condition, the property provides versatile accommodation arranged across three floors, with the home beautifully designed to make the most of its remarkable riverside position.

The true heart of the property is the impressive open plan living, dining and kitchen space, which stretches from the front to the rear of the first floor and enjoys wonderful natural light and far-reaching views.

The property is approached via a useful porch, opening into the welcoming entrance hall. The ground floor provides a tasteful WC, versatile home office/gym and a charming dual-aspect lounge, which features a striking exposed brick archway and French doors opening directly onto the rear garden. The first floor is dominated by the exceptional open plan living, dining and kitchen area, which is triple aspect and provides a wonderful sociable space for everyday living and entertaining.

The kitchen has been thoughtfully fitted with a breakfast bar, central island, extensive storage and a range of integrated appliances, including a five-ring gas hob, electric oven, fridge/freezer and dishwasher. Double doors open directly onto the magnificent wraparound balcony, combining decked and paved areas to create an outstanding outdoor entertaining space. From here, the views across the River Trent towards Newark Weir provide a spectacular backdrop, with the ever-changing river scene creating an idyllic outlook that can be enjoyed throughout the seasons.





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The second floor provides three well-proportioned bedrooms, two benefiting from fitted storage, together with a quality family bathroom.

Outside, the property continues to impress. Off-street parking is provided to the front, leading towards the storm porch and useful garage/store area. To the rear, the garden has been tastefully landscaped to create a beautiful riverside terrace, providing an idyllic setting for outdoor dining, entertaining or simply relaxing beside the water.

Perhaps the most remarkable feature, however, lies beyond the garden, where a private gate opens through to the property's own private boat bay and mooring, complete with a pleasant pergola and gravelled seating area.

The combination of private mooring rights, fishing rights, direct access to the River Trent and the magnificent views across Newark Weir makes this an exceptionally rare proposition and one that will undoubtedly appeal to boating enthusiasts and those simply looking for a home with a truly distinctive lifestyle offering. Further benefits include gas central heating and newly replaced UPVC double glazed windows and doors, installed in 2024.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Porch

13' 8" x 2' 11" (4.17m x 0.89m)

Entrance Hall

12' 9" x 5' 9" (3.89m x 1.75m)

maximum measurements

Ground Floor WC

4' 2" x 2' 5" (1.27m x 0.74m)

Lounge

16' 2" x 14' 0" (4.93m x 4.27m)

maximum measurements

Home Office/Gym

12' 1" x 7' 8" (3.68m x 2.34m)

Open Plan Living/Dining Kitchen

27' 1" x 14' 1" (8.26m x 4.29m)

maximum measurements

First Floor Balcony

18' 2" x 6' 8" (5.54m x 2.03m)

majority measurements

Bedroom One

10' 10" x 9' 5" (3.30m x 2.87m)

Bedroom Two

10' 8" x 7' 8" (3.25m x 2.34m)

maximum measurements

Bedroom Three

7' 7" x 6' 9" (2.31m x 2.06m)

Second Floor Bathroom

7' 8" x 6' 1" (2.34m x 1.85m)

Garage/Store

7' 10" x 4' 2" (2.39m x 1.27m)





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 - Boat

The boat can be made available by separate negotiation. The following details have been provided by the seller regarding the boat itself: Recently refurbished with receipts - Viking 22 river cruiser (22ft). Recent Boat Safety certificate (BSS) valid until 23/06/29. Boat licence valid until 07/27.

Agent's Note - Conservation Area

The property falls within the Mill Gate Conservation Area

Agent's Note

The neighbouring properties have access through a shared rear gate.



Services

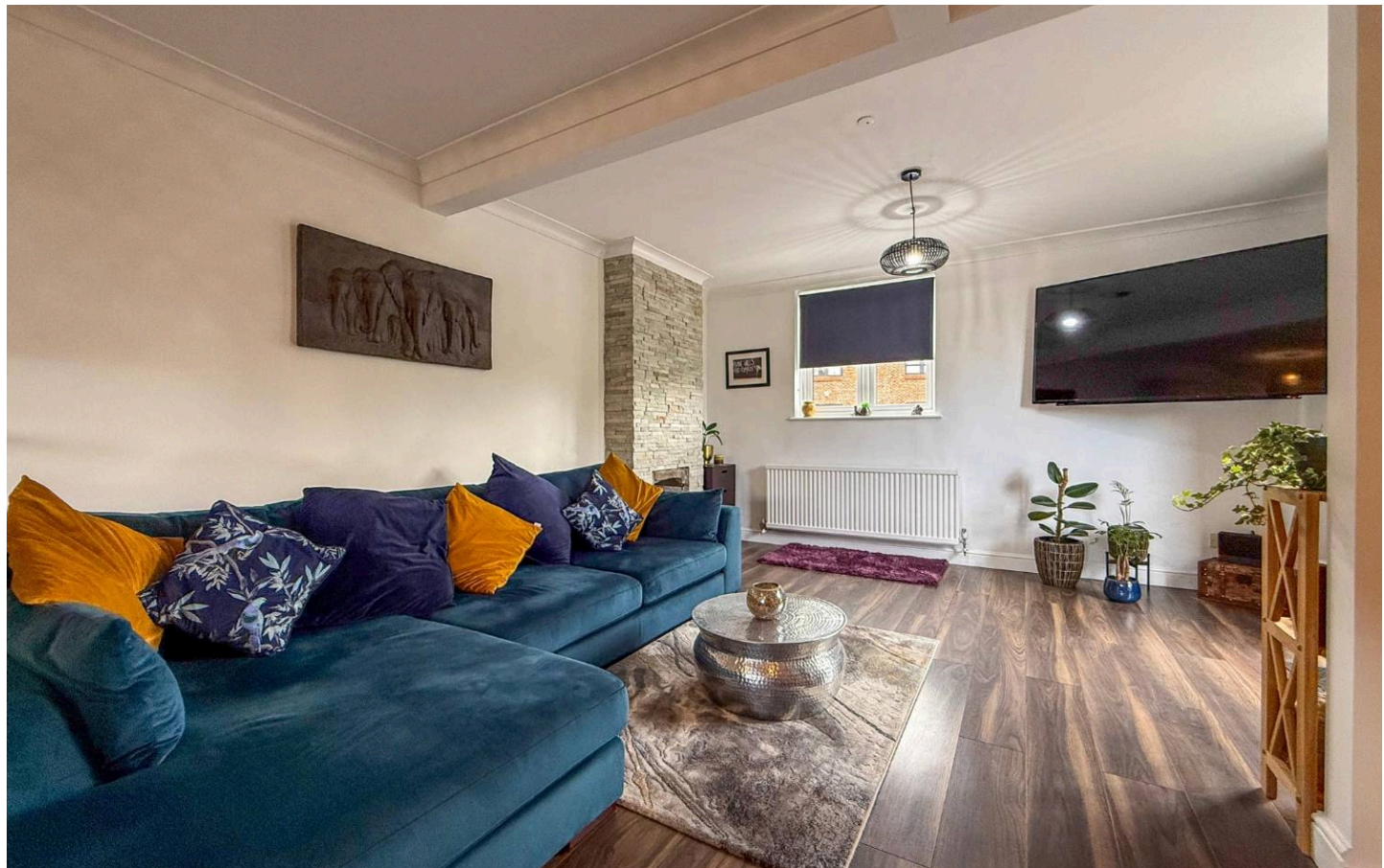
Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,182 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.





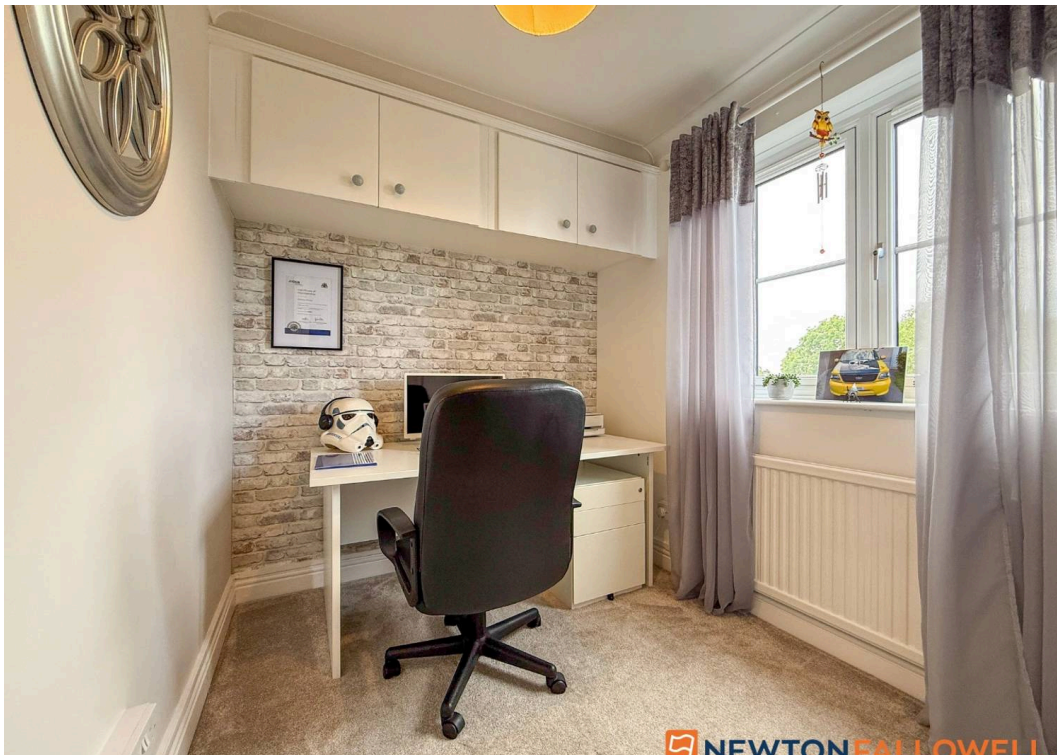
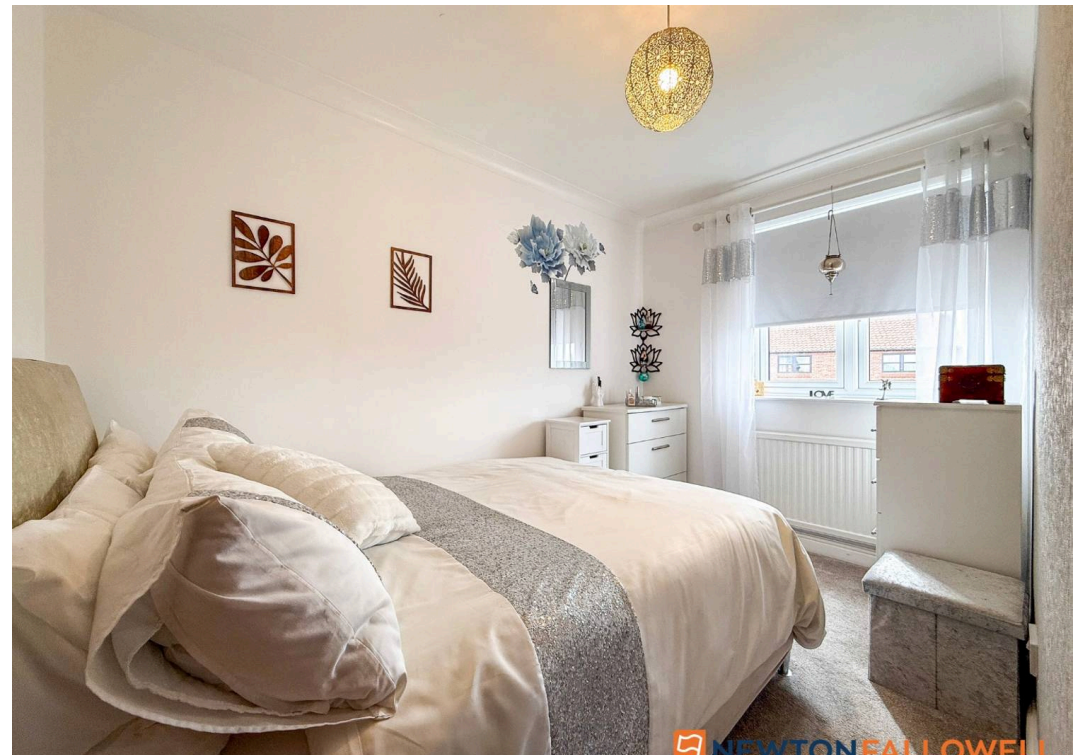
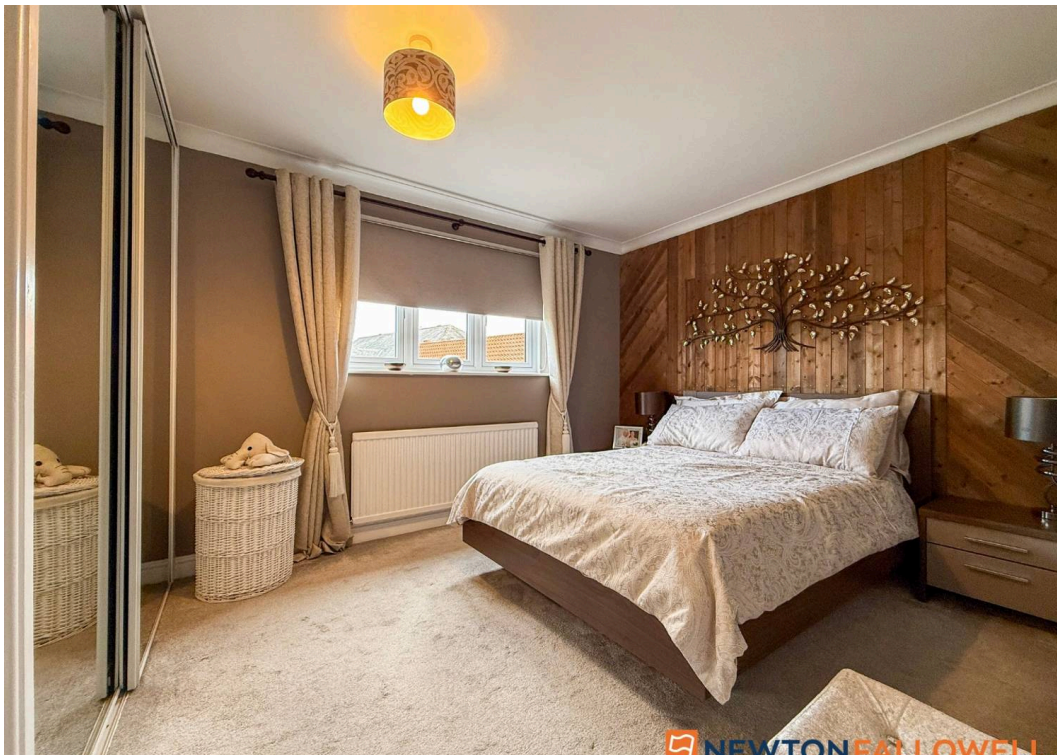
Anti-Money Laundering Regulations

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.





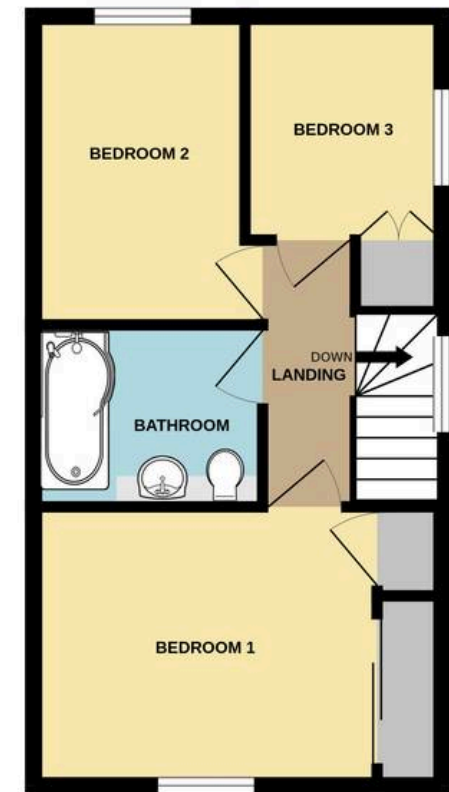
GROUND FLOOR



1ST FLOOR



2ND 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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 **NEWTON FALLOWELL**