
Mill Gate, Newark
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OLIVER REILLY



Mill Gate, Newark

Guide Price £300,000 - £325,000

- HANDSOME & SUBSTANTIAL GEORGIAN TOWN HOUSE
- PEACEFUL & CENTRAL CONSERVATION AREA- CLOSE TO TOWN CENTRE!
- SUPERB OPEN-PLAN DINING KITCHEN WITH BI-FOLD DOORS
- LARGE & LUXURIOUS FIRST FLOOR BATHROOM
- CLOSE TO MAIN ROADS, SCONCE PARK & BOTH TRAIN STATIONS
- TWO / THREE ADAPTABLE BEDROOMS
- TWO LOVELY RECEPTION ROOMS WITH OPEN FIRE & LOG BURNER
- USEFUL CELLAR STORE ROOMS & AMPLE ON-STREET PARKING
- BEAUTIFULLY LANDSCAPED GARDENS
- FULL OF CHARACTER & CONTEMPORARY CLASS! Tenure: Freehold. EPC 'C'

Guide Price: £300,000- £325,000. ORIGINAL CHARACTER & CONTEMPORARY COMFORT!

Fall in love with this handsome, elegant Grade II listed Georgian town house, beautifully positioned in a picturesque part of Newark, moments from the town centre and within easy reach of excellent road/rail connections- providing a DIRECT LINK TO LONDON KINGS CROSS STATION- Via North Gate Station.

This impressive FOUR-STOREY HOME effortlessly combines period charm with contemporary style, creating a warm, inviting and WONDERFULLY VERSATILE property that offers approximately 1,300 sq ft of accommodation.

Accessed via a secure shared passageway into a welcoming entrance hall, with access down to two useful cellar store rooms. The ground floor presents a lovely lounge, complete with a working fireplace and bespoke storage cupboards. A separate sitting room features an inset log burner and flows seamlessly into a MAGNIFICENT MODERN DINING KITCHEN.

Undoubtedly the HEART OF THE HOME, enhanced by three large skylights that flood the space with natural light. Impressive BI-FOLD DOORS open directly onto the outdoor entertaining area, creating a wonderful sense of connection between the interior & exterior.

The first floor is home to a peaceful master bedroom, enjoying captivating VIEWS TOWARDS THE LOCAL MARINA, alongside an impressive, stylish bathroom. Benefitting beautifully fitted bespoke shutters.

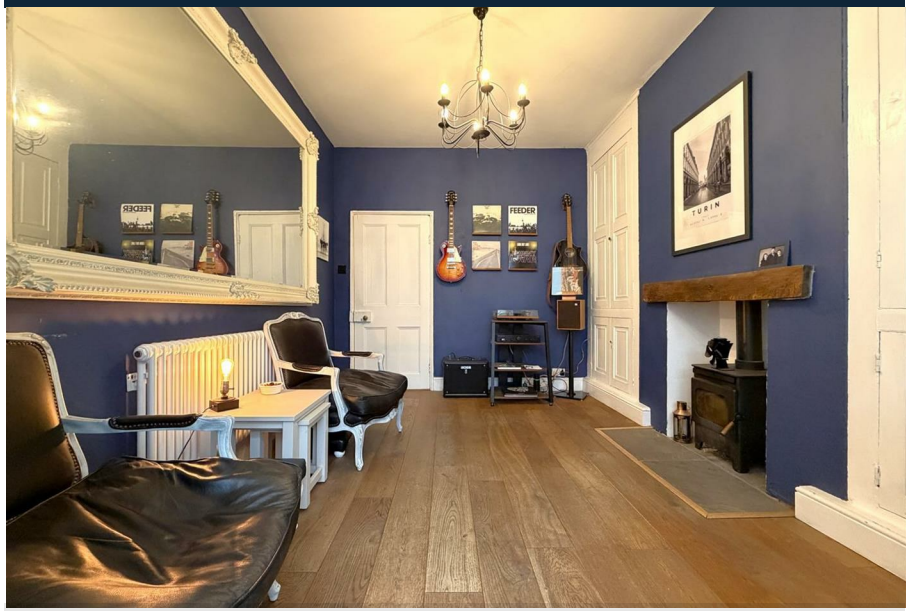
On the second floor, there is a further GENEROUS DOUBLE BEDROOM together with a versatile third bedroom, currently arranged as a practical study, with eaves storage.

Externally, this property is SURE TO SURPRISE!.. The initial landscaped formal garden provides an attractive, serene setting, with a useful brick-built outbuilding. Unwinding through to a highly private cottage garden extending down to a summerhouse with a raised decked seating terrace. There is also ample on-street parking directly outside the property.

This OUTSTANDING PERIOD HOME offers floorless flexibility & room to grow!







SECURE SHARED PASSAGEWAY:
Accessed via a wooden personal door. Opening onto a lovely stone paved passageway, down to the delightful rear garden and also to the side entrance door.

INVITING ENTRANCE HALL: 8'5 x 6'4 (2.57m x 1.93m)
Max measurements provided.

LOVELY LOUNGE WITH OPEN FIRE: 14'4 x 10'10 (4.37m x 3.30m)

SEITTING ROOM WITH LOG BURNER: 11'8 x 9'5 (3.56m x 2.87m)
Max measurements provided up to extensive fitted cupboards.

OPEN-PLAN DINING KITCHEN WITH BI-FOLD DOORS: 15'6 x 9'3 (4.72m x 2.82m)

FIRST FLOOR LANDING: 6'4 x 3'9 (1.93m x 1.14m)

MASTER BEDROOM WITH MARINA VIEWS: 14'4 x 10'10 (4.37m x 3.30m)

SUPERB CONTEMPORARY BATHROOM: 11'10 x 11'1 (3.61m x 3.38m)

SECOND FLOOR LANDING: 6'4 x 3'9 (1.93m x 1.14m)

BEDROOM TWO: 14'5 x 10'10 (4.39m x 3.30m)

STUDY/ BEDROOM THREE: 10'3 x 5'10 (3.12m x 1.78m)

CELLAR STORE ROOM 1: 13'9 x 5'3 (4.19m x 1.60m)
Providing useful storage space, with a ceiling light fitting. Access to the electrical RCD consumer unit and electricity meter. An internal door opens into the additional store room.

CELLAR STORE ROOM 2: 13'9 x 3'8 (4.19m x 1.12m)
Max measurements provided up to three extensive fitted storage cupboards. Wirth ceiling light fitting and access to the gas meter.



EXTERNALLY:

This attractive period home is situated within a delightful and highly sought-after central conservation area, enjoying an enviable position close to the banks of the River Trent and within easy walking distance of the town centre and both local train stations.

A secure personal door opens into a shared passageway with attractive stone-paved flooring, providing access to the property's side entrance. The passageway continues down to two private wooden rear gates, into the split-setup rear garden. Initially the beautifully landscaped formal garden offers an excellent level of privacy. This impressive outdoor space has been thoughtfully hard landscaped and is extensively paved with attractive Indian sandstone, creating ample space for alfresco dining, entertaining and relaxing, with an external double power socket. A mature tree provides a wonderful sense of seclusion, complemented by a combination of exposed walled boundaries and high-level fencing. There is also access into a useful brick-built outbuilding providing additional storage.

Although this garden is enclosed and private, the shared passageway continues behind, where a further personal wooden gate opens into an additional, equally well-appointed mature cottage-style garden. This has been extensively slate-shingled and features a central pathway flanked by attractive mature planted borders, showcasing a variety of established bushes and shrubs. The pathway leads to a charming picket fence and gate, opening onto a raised decked seating terrace and a versatile summer house, providing an ideal space for a home office, hobby room, or a peaceful retreat. The additional garden space enjoys a high-degree of privacy, with fully fenced side/rear boundaries, making the overall outside space a particularly special feature of this charming period residence.

Approximate Size: 1,360 Square Ft.

Measurements are approximate and for guidance only. This includes the cellar store rooms.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and single glazed sash windows 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.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (69)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



Local Information & Amenities:

This property is conveniently located on a highly sought after conservation area, 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 an 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.

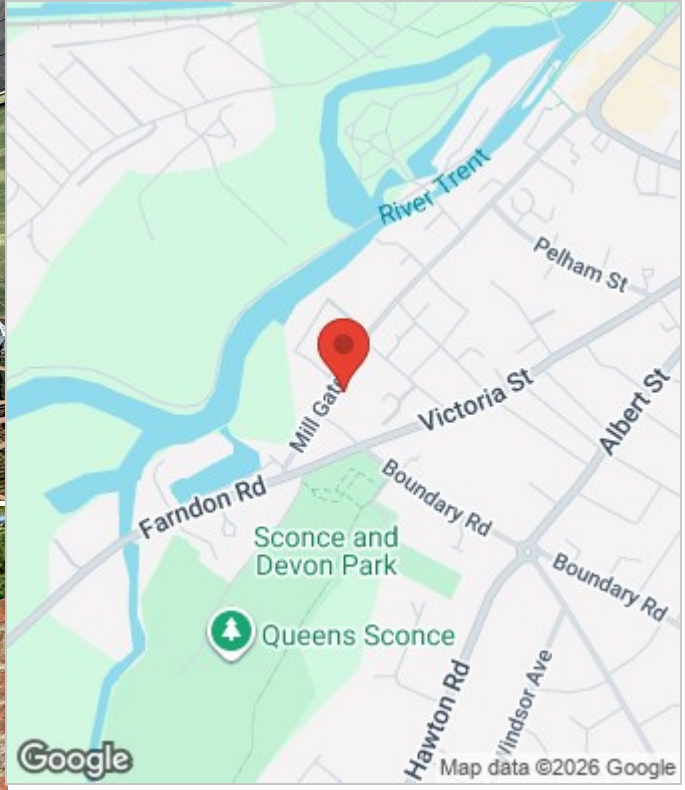
Draft Details-Awaiting Approval:

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		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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