



**Hargon House, Hargon Lane, Winthorpe,  
Newark, Nottinghamshire NG24 2NP**

**£425,000**  
Tel: 01636 611811

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



A late Regency double fronted house with 3 principal bedrooms, guest bedroom 4 with en-suite, a substantial frontage to Hargon Lane, 3 delightful and beautifully maintained gardens and a detached double garage.

The property, dated circa 1837 is situated within the Winthorpe conservation area.

Traditionally built with brick elevations, stone fenestration and a Welsh slate roof, the property is sympathetically restored and appointed to a very high standard. Windows are bespoke purpose made Accoya hard wood double glazed and central heating is gas fired. The property is beautifully presented, tastefully decorated and immaculate throughout.

The accommodation provides on the ground floor a fine Portico entrance, reception hall, sitting room, separate dining room, bespoke fitted kitchen, utility room and rear porch. An extension to the property provides a multi-purpose study or 4th bedroom with en-suite wet room. A winding staircase leads to the first floor galleried landing, 3 good sized bedrooms and a bathroom appointed with Jacuzzi bath and shower.

The gardens, beautifully stocked with fruit trees, sheds, raised beds and a green house are a particular feature of the property. There is a detached garage together with parking for 2 vehicles.

The village of Winthorpe is situated just 3 miles from Newark and a mile or so from access points to the A1 and A46 trunk roads, ideally placed for commuting to Newark, Lincoln and Nottingham. Village amenities include a good primary school, a community centre with sports facilities and tennis courts. The Lord Nelson Inn & Restaurant and many social groups and organisations. In Newark town centre there is Northgate Railway station with fast trains to London Kings Cross with a journey time of just over 75 minutes.

The property stands on Hargon Lane which is a village street and no-through road.

The property was re-roofed and re-pointed in 1996 with new lead work and the chimneys rebuilt. The following accommodation is provided:-

## GROUND FLOOR

### FINE PORTICO ENTRANCE

With original panelled front door and box lock, and also original 4 pane window light.

### ENTRANCE HALL

With original moulded cornice, Parquet wood floor extending through to the inner hall with ceiling rose.

### INNER HALL AREA

With staircase and radiator.

### SITTING ROOM

13'3 x 12' (4.04m x 3.66m)



Fireplace with coal effect gas fire, radiator, front window and pine boarded floor.

## DINING ROOM

12' x 12' (3.66m x 3.66m )



With exposed beams, coal effect gas fire, double panelled radiator, front and side windows.

## KITCHEN

13'5 x 9' (4.09m x 2.74m )



A bespoke hand built kitchen comprising; base units, wall cupboards, working surfaces incorporating a breakfast bar and 1.5 sink unit. Integrated appliances include 2 fridges and a dishwasher. The range cooker is NOT included in the sale but available by separate negotiation. Pantry.



### UTILITY ROOM

1'8 x 5'3 (0.51m x 1.60m )

With Bosch Worcester gas fired central heating boiler fitted and maintained by British Gas. Sink and oak working surface, plumbing for washing machine, UPVC window and rear entrance door.

### REAR PORCH

With useful shelving and UPVC rear entrance door.

### STUDY/BEDROOM FOUR

15' x 8' (4.57m x 2.44m)



With beautifully made book shelving and cupboards,

centre opening French doors to the west garden and radiator.



### EN-SUITE WET ROOM

With basin, low suite WC, electric shower and heated towel rail.

### FIRST FLOOR

### FINE WINDING STAIRCASE

A delightful winding staircase with window in the stairwell area leads to the first floor galleried landing with radiator.

### INNER LANDING

With loft access and boarded section with light.

### BEDROOM ONE

13'3 x 12' (4.04m x 3.66m )



With fireplace opening, radiator and south facing window.

### BEDROOM TWO

12' x 11'3 (3.66m x 3.43m )



With two double wardrobes, cupboards above, radiator and south facing window.



### BEDROOM THREE

9' x 8'9 (2.74m x 2.67m)



With radiator, gable window and shelving.

### BATHROOM

10'8 x 9' (3.25m x 2.74m )



With suite comprising; Aqualisa filling system bath, bow fronted shower, low suite WC and basin. Panelled dado, chrome heated towel rail, LED lighting and airing cupboard with a large capacity hot water cylinder.



### OUTSIDE



The garden areas are divided into three sections.

The west garden contains Apple, Cherry, Quince and Pear trees, various shrubs and a holly hedgerow. There is also a paved patio and external power point.

The east garden has a paved patio, a shed with electricity connected, greenhouse, fruit bushes and raised beds.

The gardens also contain a Bramley seedling and a Mulberry tree. There are outside water supplies in two places.





### **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.

### **VIEWING**

Strictly by appointment with the selling agents.

### **DOUBLE GARAGE**



Detached Garage of brick and slate construction with eaves storage. Power and light connected, also alarmed.

### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property. High speed fibre optic broadband.

### **TENURE**

The property is freehold.

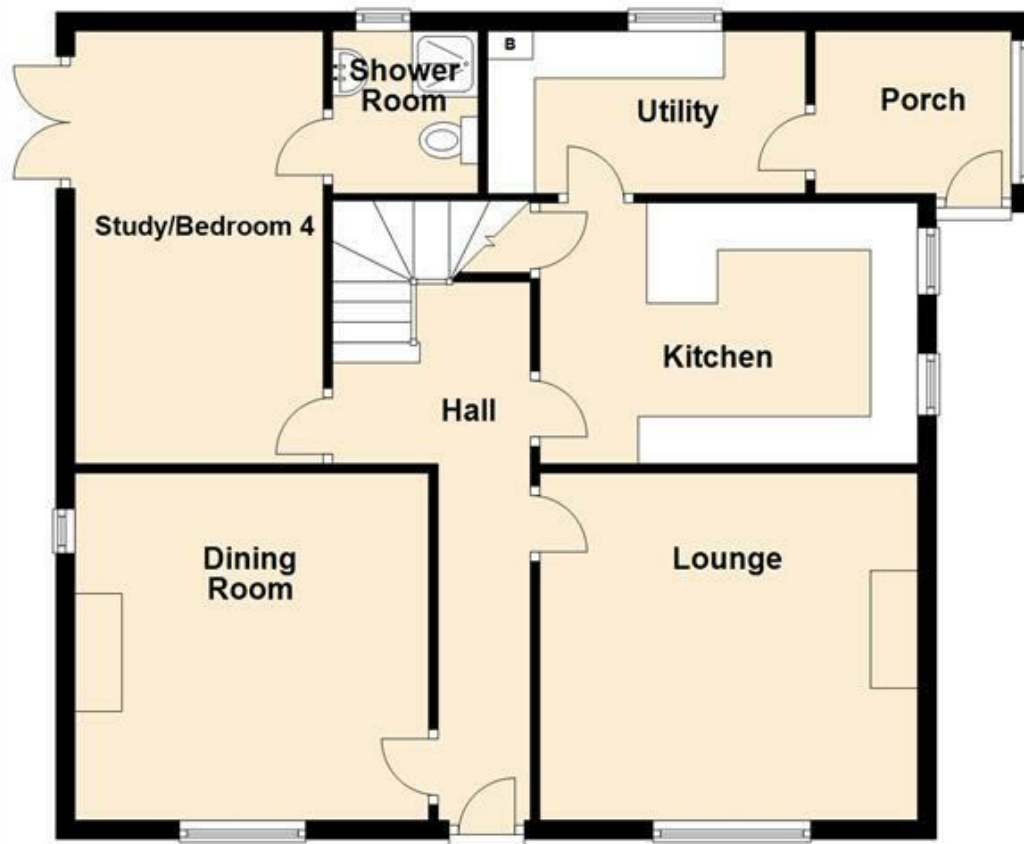
### **POSSESSION**

Vacant possession will be given on completion.



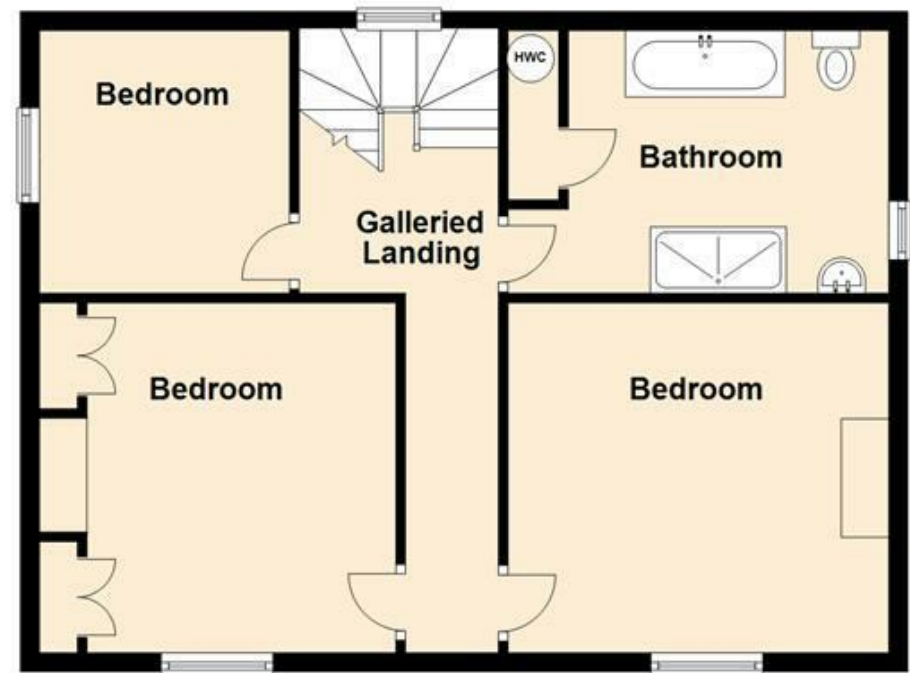
### Ground Floor

Approx. 72.8 sq. metres (783.8 sq. feet)



### First Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 131.5 sq. metres (1415.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	83
(81-91) B		
(69-80) C		
(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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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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**RICS**



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