

THE OLD EXCHANGE
35 GAINSBOROUGH ROAD
WINTHORPE
NOTTINGHAMSHIRE NG24 2NN



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE OLD EXCHANGE

A striking traditionally built individual family home offering an extensive range of versatile accommodation, offering a super family home.

The Old Exchange takes the form of a modern cottage residence and features attractive brick elevations with corbelled detailing beneath a traditional pantile clay roof.

Internal inspection of this delightful home is genuinely recommended.

WINTHORPE

Winthorpe is an attractive and thriving village set in open countryside north of Newark on Trent. There is a regular bus service into Newark and convenient direct access to the A1. Village amenities include a mobile visiting library, an active church, village inn, a new millennium Community Centre, tennis courts, cricket club and a highly regarded primary school.

Newark on Trent, a large historic market town, offers an extensive range of amenities, professional services, restaurants and leisure activities. The regional centres of Nottingham and Lincoln are accessible by road and rail and there is direct access to the A1.

East Midlands airport, Robin Hood airport at Doncaster and further afield, the London Stansted airport are all accessible.

Fast East Coast Main Line Rail Service

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

PRICE GUIDE: £540,000



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GROUND FLOOR

Charming Entrance Hall

An immediate indication of the character and individuality of this fine traditional cottage style family home.

Having a traditional entrance door with sealed unit double glazed cottage window sidescreens. Rustic ceramic tiled floor extending through to the connecting cloakroom and kitchen area. Striking traditional balustraded staircase rising to first floor landing. Coved ceiling.

Cloakroom/WC

Fitted traditional white Bloomsbury suite comprising a high flush wc and pedestal wash hand basin. Ceramic tiled floor. Coved ceiling.

Superb Main Sitting Room

4.70m x 6.60m (15'6" x 21'6")
Striking inglenook style feature fireplace - fitted cast iron stove set to a flagstone hearth. Exposed brick chimney breast and feature wall. Walk-in square bay window - sealed unit double glazed cottage window. Shallow cottage style sealed unit double glazed bay window to front aspect. Side elevation sealed unit double glazed sliding hardwood patio doors. Coved ceiling.

Separate Dining Room /Second Sitting Room

3.75m x 3.50m (12'3" x 11'6")
Having a sealed unit double glazed cottage window to rear aspect. Coved ceiling.

Open Plan Country Breakfast Kitchen & Breakfast Room/Snug

Country Kitchen

4.35m x 3.45m (14'3" x 11'3")

Traditional kitchen installation affording a range of cream coloured cabinets complemented by fitted appliances comprising a Smeg steel range cooker with a six ring hob and two ovens, Siemens automatic dishwasher and a Belfast sink unit. Recessed ceiling lighting. Rustic ceramic tiled floor. Square arched opening with heavy reclaimed oak crossbeam connecting to:

Snug/Breakfast Room

3.50m x 3.45m (11'6" x 11'3")

Fitted sealed unit double glazed French doors connecting to rear garden. Coved ceiling. Recessed downlighting. Ceramic tiled floor.

Utility Room

Fitted Ideal gas fired boiler serving domestic hot water and central heating systems. Belfast sink unit. Plumbing for automatic washing machine. External side access door connecting to carport.



FIRST FLOOR

Extensive Landing

An interesting architectural feature of The Old Exchange, offering a pleasant informal study/relaxation area having vaulted ceiling lines and a series of dormer windows and a striking balustraded landing gallery. Access to roof void. Exposed brick wall to the stairwell.

Series of fielded pine doors connecting to the bedrooms. Enclosed airing cupboard housing a Kingspan pressurised hot water cylinder. Access to roof void via loft hatch and ladder.

Front Bedroom One

5.45m x 3.55m (17'9" x 11'6")
reduced ceiling height

Sealed unit double glazed cottage window to front aspect. Exposed high grade wide gauge oak flooring.

En Suite Shower Room

Having a fully tiled shower cubicle with fitted thermostatically controlled Aqualisa shower installation, Kohler wash stand with chrome mixer tap and a low flush wc. Fitted chrome ladder towel rail/radiator. Velux sealed unit double glazed roof light. High grade wide gauge oak flooring.



Rear Bedroom Two

3.70m x 3.55m (12'0" x 11'6")
reduced ceiling height

Period design sealed unit double glazed cottage window to rear aspect.

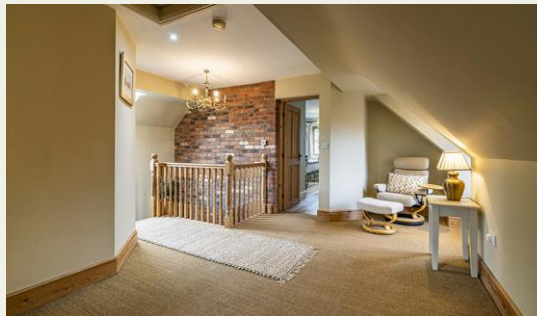
En Suite Shower Room

Fully tiled shower cubicle incorporating an Aqualisa thermostatically controlled shower installation, pedestal wash hand basin and a low flush wc. High grade wide gauge oak flooring.

Bedroom Three

5.60m x 4.70m (18'3" x 15'6")
reduced ceiling height

Sealed unit double glazed cottage window to gable end elevation. Sealed unit double glazed roof lights.



Rear Bedroom Four

2.95m x 2.45m (9'9" x 8'0")

Sealed unit double glazed cottage window.



Half Tiled House Bathroom

Fitted ball and claw foot traditional bath, pedestal wash hand basin and low flush wc. Translucent sealed unit double glazed cottage style window.

ESTABLISHED SHELTERED GARDENS AND CAR PARKING

The Old Exchange has a significant frontage to Gainsborough Road affording in and out vehicular access to a gravel chipped parking court, providing ample car standing and turning space and access to a secure integral single car carport and integral garage.

The property stands on a well maintained level plot with pedestrian access to each side and the sheltered rear garden features a winding stepped pathway from the rear elevation to a breeze house/summerhouse with a cedar roof and internal seating.

Greenhouse to the side elevation. External electric and water points.

The property derives its name from the sighting of the original village telephone exchange and this building is still located within the curtilage of the property and offers a substantial brick and tile single storey outbuilding, serving as a useful workshop or potential home office arrangement.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

SERVICES

All main services are available.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY

Council Tax Band F

Newark & Sherwood District Council

Castle House, Great North Road, Newark on Trent, Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

MILEAGES

Newark	5 miles	Lincoln	17 miles
Gratham	19 miles	Nottingham	25 miles
Southwell	12 miles	Robin Hood Airport	37 miles



VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN THE OLD EXCHANGE AND WOULD LIKE TO ARRANGE A VIEWING, PLEASE CONTACT US ON 01636 815544

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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 7032-6220-6209-0464-1292

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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