



Kirkwood, 4 North Church Walk, Newark,  
Nottinghamshire, NG24 1GX

**O.I.R.O £450,000**

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Kirkwood presents a one-off opportunity to acquire a unique and characterful period house in the very heart of a vibrant historic town within exceptionally easy reach of London. The fine grade II listed late Georgian townhouse stands within the town Conservation Area adjacent to the church and its gardens. The property stands on a substantial frontage with spearhead iron railings and to the rear there is a wonderful walled and enclosed garden leading down to a good sized garage accessed from Mount Lane. The property stands detached and admired by many as a local landmark and important example of early 19th century architecture in the heart of the historic Newark town centre.

The tall sash windows and window bays provide lots of daylight to the rooms with a pleasant aspect to the south of St Mary's church and the cenotaph gardens and, to the west of the immaculately maintained church gardens with areas of lawn and mature trees. The garden has a wealth of colour with sunny corners and total privacy.

Stone steps lead to the portico entrance and the reception hall with a stained glass fan light. Here there is a fine winding polished pine staircase to the first and second floor levels, and a wide corridor through to the back of the house. There is a ground floor front sitting room with period fireplace and surround and shuttered box sash windows, the dining room has a west bay window and view of the park. There is a good sized dining kitchen with gas fired Aga range and access to the deep barrel vaulted cellar. A back lobby leads to a downstairs shower room and utility room. A particular feature of the property is the first floor drawing room with three tall box sash windows in the south elevation of the property and a lofty 10'6" high ceiling, which

overlooks the church and the cenotaph gardens. First floor level provides bedroom one and a bathroom. A staircase leads to the second floor with bedrooms two and three and the second bathroom.

The house is exceptionally well maintained and well appointed and is decorated in period throughout, with beautiful trompe l'oeil murals in the hall and stairway.

Within five or ten minutes walking distance of the property are Newark Northgate station with regular train services to London King's Cross and journey times of just over 75 minutes, also Leeds North and the York readily available. Castle station is a similar distance and provides excellent rail services to Lincoln and Nottingham. The town is situated on a cross roads of the A1 and A46, the Old Fosse Road now a dual carriageway and the town is well situated for commuting to Nottingham, Leicester and Lincoln.

The town centre is steeped in history and character. The beautiful Grade I listed parish church of St Mary Magdalene is notable for the spire being the highest in Nottinghamshire. Close by are the National Civil War Centre, the Palace Theatre, the 12th Century castle and riverside areas. The town centre with its cobbled market place is well known for Georgian and earlier buildings, as well as its twice weekly general markets and flea markets. Apart from the market place within a 5 minutes' walk are multiple shops, boutiques, restaurants and cafes.

The property is dated circa 1840 and the rear structure of the house is a late 20th century renovation of a much earlier cottage. The property provides the following accommodation:

## GROUND FLOOR

### RECEPTION HALL



With panelled entrance door, coloured glass light, quarry tiled floor, panelled dado, radiator and archway to the inner hall area.

### SITTING ROOM

15'4" x 13'2" (4.67m x 4.01m)



With period fireplace, mantel and cast iron surround (both fireplaces in the house are fitted with high quality imitation coal fire systems). There are two original shuttered box sash windows

looking out onto the front garden and beyond the cenotaph gardens, a pine boarded floor, two Finlock radiators, picture rail, moulded ceiling cornice and an elegant 9 foot height ceiling.

### INNER HALL

With fine 19th century pine, narrow square spindle staircase, radiator, quarry tiled floor, picture rail and moulded ceiling cornice. Archway to the corridor with radiator and quarry tiled floor.

### DINING ROOM

14'1 x 13'6 (4.29m x 4.11m)



A perfectly proportioned and ample dining room, with oneway views looking out onto the church and its gardens. Two central heating radiators, dado rail and central ceiling rose.

### KITCHEN

18'11 x 8'2 (5.77m x 2.49m)



Characterful and spacious kitchen dining area with antique pitch pine fitted cloakroom cupboards in the entrance. Sash windows with view onto the secluded garden and church gardens. The open plan kitchen area is fitted with base cupboards, wall units and solid wood working surfaces incorporating a one and a half sink unit. Aga gas fired cooking range, door to the cellar and four steps down to the rear lobby.



### REAR LOBBY

With radiator and rear entrance door into rear garden.

### SHOWER ROOM

With shower, close coupled wc and basin.

### UTILITY ROOM

With the Baxi gas fired central heating boiler, plumbing for a washing machine, fitted shelving and built-in cupboard.

### BASEMENT

#### CELLAR

13' x 13' approx measurements (3.96m x 3.96m approx measurements)

A dry barrel vaulted cellar and wine store with light and power point connecting. A curious set of stone steps, probably the original access are now closed off but the cellar has good access via the pine door and an easy set of steps from the kitchen.

### FIRST FLOOR

The fine original narrow pine spindle staircase features a handrail roll and square spindles, dado rail and shuttered window on the half landing.

### LANDING

There is a radiator and pine panelled doors off.



## DRAWING ROOM

18'8 x 15'5 (5.69m x 4.70m)



With three tall box sash south facing windows looking out onto the church and the cenotaph gardens, a period fireplace, pine boarded floor, lofty 10'6 high ceiling with moulded cornice and picture rail. Three Finlock radiators.

## BEDROOM ONE

13'4 x 11'10 (4.06m x 3.61m)



A good sized main bedroom with west facing bay window looking out onto the church spire and the

church gardens. Built-in wardrobe, radiator and window also in the north elevation looking over the private garden.

## VIEW FROM BEDROOM ONE



## BATHROOM

13'4 x 5'11 (4.06m x 1.80m)



With vanity basin, bath, low suite wc and radiator.

## SECOND FLOOR

The wide and easy staircase leads to the second floor landing and combined bathroom.

## BATHROOM

With bath, low suite wc, roof light and small gable window.

## BEDROOM TWO

14' x 9'8 (4.27m x 2.95m )



Maximum measurements. With double panelled radiator and gable window looking out to the private garden and across the pantile roofs of properties beyond. Pedestal wash basin. Double panelled radiator.

## BEDROOM THREE

13'11 x 8'7 (4.24m x 2.62m)

With double panelled radiator and gable window.



## OUTSIDE



The property stands on a substantial frontage with spear head iron railings set in a stone plinth. There is a hand gate and stone path to the front entrance portico.

The back door leads to a charming totally private enclosed rear garden with an old limestone flagged seating area, an old brick tool shed and a private access to Appleton Gate through Turpins Yard. Block paved paths lead through well stocked raised planting areas to a secluded flag-stoned patio area with cast iron pergola and on to the garage.



## GARAGE

17'6 (depth) x 15'6 (width) (5.33m (depth) x 4.72m (width))



With folding doors to Mount Lane, mono-pitched pantiled roof, block paved floor, double and single power points and sensor light. The garage is open ended to the garden with a trellis.

## SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

## TENURE

The property is freehold.

## POSSESSION

Vacant possession will be given on completion.

## 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.

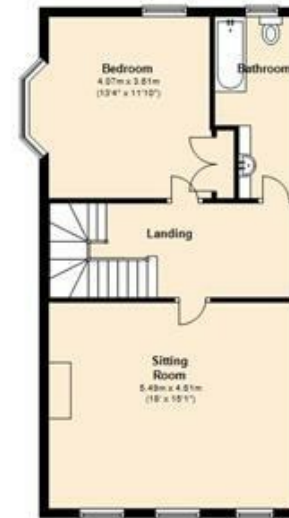
## VIEWING

Strictly by appointment with the selling agents.

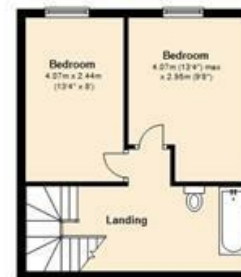
Ground Floor



First Floor



Second Floor











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