



73 London Road, Newark, Nottinghamshire,
NG24 1RZ

£585,000
Tel: 01636 611811

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

- A Fine Late Victorian Building
- Ten Bedrooms En Suite
- High Value and Prime Residential Area
- Exceptionally Well Maintained Premises
- Former Hotel with Conversion Potential
- Parking for Approximately 16 Cars
- Walking Distance to Town Centre
- EPC RATING - 'D'

The property was built as a private residence for a prominent Newark person in 1890 with change of use from private residence to a hotel during the 1970's since when it has excellent reviews. Closing due to retirement in April 2020.

This fine substantial town residence has considerable potential for alternative use subject to planning permission.

The accommodation provides on the ground floor level: a reception area, dining room, lounge, office, kitchen and laundry room. A separate back entrance gives access a ground floor sitting room, study area and staircase to a first floor en suite bedroom with the potential for self contained accommodation. The principle first floor accommodation provides six bedrooms en suite with the potential for a lift facility if required and back staircase to the kitchen. The second floor provides a sitting area, fire exit to external metal steps and three en suite bedrooms. There is a basement cellar. Externally, a tarmacadam car park and timber built store room.

The property stands on London Road, a tree lined, high value and prime residential area. The property is within a few minutes' walking distance of Newark town centre, Newark North Gate railway station and East Coast services to London, Leeds and Edinburgh. Also the Newark Castle station has regular services to Lincoln and Nottingham. The town is situated on the intersection of the A1 and A46 trunk roads. Many commute from the town to Nottingham, Lincoln, Leicester and London.

Newark on Trent has an interesting heritage with a fine Georgian cobbled market square, a 12th century castle and the beautiful St Mary's Church. The town has many historic buildings, a theatre and Civil War Centre.

The property provides the following accommodation:-

GROUND FLOOR

ENTRANCE PORCH

With stone fenestration.

ENTRANCE HALL

RECEPTION HALL

With dado, fine original staircase off and cupboard under the stairs.

TOILETS

Ladies, Gents and Disabled toilets.

LOUNGE

22'9" x 22'6" plus the bar area (6.93m x 6.86m plus the bar area)
Fitted seating, centre opening glazed rear doors. Radiator.

Washroom and WC off.

BAR AREA

DINING ROOM

31' x 17'6" plus the bay (9.45m x 5.33m plus the bay)
Fine original fireplace, dado and picture rail. Three radiators

FURTHER VIEW OF THE DINING ROOM

KITCHEN

24' x 19' (7.32m x 5.79m)
With kitchen fittings included in the sale.

Opening doors to the Dining Room.

OFFICE

9'5" x 5'6" (2.87m x 1.68m)
With fitted desk units.

LAUNDRY ROOM

14'2" x 9'5" (4.32m x 2.87m)
With gas fired central heating boiler, radiator and plumbing for washing machines.

A corridor leads to the back Sitting Room and bedroom accommodation with separate rear entrance

BACK SITTING ROOM

17'4" x 13'1" overall measurements (5.28m x 3.99m overall measurements)
Double panelled radiator.

Stairs to the First Floor.

STUDY AREA

9'9" x 6' (2.97m x 1.83m)
With radiator and rear entrance door.

STAIRCASE AND LANDING

With interconnecting doors.

BEDROOM 10

17'10" x 10' (5.44m x 3.05m)

With double glazed window. Radiator.

EN SUITE

With bath and electric shower over, basin, low suite WC, heated towel rail and fully tiled walls.

FIRST FLOOR

The main staircase leads to;

LANDING

With radiator, door to the back staircase and walk in airing cupboard.

BEDROOM 1

13'6" x 12'8" (4.11m x 3.86m)

A double bedroom.

EN SUITE

With bath, electric shower, low suite WC and basin. Heated towel rail. Fully tiled walls.

BEDROOM 2

18' x 14' overall measurements (5.49m x 4.27m overall measurements)

With radiator and two box sash windows.

EN SUITE

With bath with electric shower, basin, low suite WC, fully tiled walls and heated towel rail.

BEDROOM 3

11'2" x 7'7" (3.40m x 2.31m)

A single sized bedroom with radiator.

EN SUITE

With shower, basin, low suite WC and fully tiled walls.

BEDROOM 4

13'6" x 12' (4.11m x 3.66m)

A double sized bedroom.

EN SUITE

With bath, electric shower, basin, low suite WC, fully tiled walls and heated towel rail.

BEDROOM 5

12'3" x 12'3" (3.73m x 3.73m)

A double sized bedroom with radiator.

EN SUITE

With bath with shower, basin, low suite WC, fully tiled walls and heated towel rail.

BEDROOM 6

13'4" x 11'5" (4.06m x 3.48m)

A double sized bedroom with radiator and two steps up to the en suite. and door to the back stairs.

EN SUITE

With bath with electric shower, basin, low suite WC, fully tiled walls and heated towel rail.

SECOND FLOOR

The staircase continues to the second floor with a sitting area, fire exit to external metal steps, tank room off.

Storage cylinder for the second floor heating system.

BEDROOM 7

9' x 9' (2.74m x 2.74m)

A single bedroom with radiator.

EN SUITE

With bath with electric shower, basin, low suite WC. Fully tiled walls.

BEDROOM 8

12'6" x 11'6" (3.81m x 3.51m)

A double bedroom with built in cupboard and radiator.

EN SUITE

With bath with electric shower, pedestal basin, low suite WC and heated towel rail. Fully tiled walls.

BEDROOM 9

12'7" x 10'7" maximum measurements into the bay wi (3.84m x 3.23m maximum measurements into the bay wi)

Radiator and fitted wardrobe.

EN SUITE

With bath with electric shower, pedestal basin, low suite WC and heated towel rail. Fully tiled walls.

BASEMENT

Vaulted cellar with brick floor and beer raising equipment.

OUTSIDE

The property has a walled frontage and return frontage with spearhead railings and double gates to the front entrance.

The car park is tarmacadammed.

REAR VIEW

TIMBER STORE ROOM

12'9" x 10'7" (3.89m x 3.23m)

SERVICES

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

A new central heating boiler with invented cylinder and plate has been installed on the second floor recently.

Electrical Certificates and Gas Certificates are available.

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.

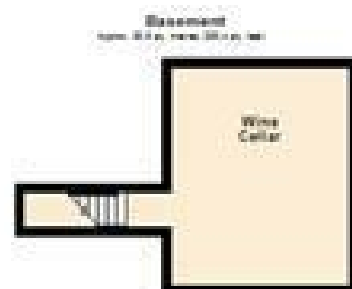
FURNITURE, FIXTURES AND FITTINGS

Kitchen fittings and the cellar equipment is included in the sale.

The hotel furnishings are not included in the sale.







Total area approx: 400.0 sq. metres (4297.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers