



**A Beautifully Appointed Fully Equipped Guest House For Sale**  
**Newark Lodge Guest House, 5 Bullpit Road, Balderton, Newark, NG24 3PT**

**Price £495,000**  
**(For the Property, Goodwill and Business Fixtures & Fittings)**

We are delighted to offer for sale this beautifully appointed Detached Period Property, established with an excellent reputation as a Guest House, offering three/four letting bedrooms together with additional owner's living accommodation. At ground floor level, there are two reception rooms, a fully equipped kitchen, additional owner's sitting room/garden room together with an en-suite bedroom, dressing room and additional utility room and integral garage. At first floor level, there are two superb en-suite double bedrooms together with a family room comprising two bedrooms sharing a bathroom. The property occupies a generous plot having ample visitor parking space to the front and a particular feature is the most attractively landscaped and particularly private rear garden. The property is ideally suited to prospective buyers looking to acquire a lifestyle live/work opportunity or those seeking semi-retirement with an opportunity to generate a healthy income with the benefit of living within a beautifully appointed character property.



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**LOCATION**

The property is located within the popular village of Balderton, within just a few minutes drive of the A1 Bypass, making it a most convenient stopover location for visitors. Additionally, the historic town of Newark on Trent, famous for its Castle, Air Museum and Showground is just two miles to the north-west. Newark also has the particular benefit of having a direct mainline train-link to London Kings Cross, accessible in one and a half hours, all making Newark a particularly popular and vibrant Market Town.

**DESCRIPTION**

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garden. The property is ideally suited to prospective buyers looking to acquire a lifestyle live/work opportunity or those seeking semi-retirement with an opportunity to generate a healthy income with the benefit of living within a beautifully appointed character property.

## **ACCOMMODATION**

### GROUND FLOOR:

Entrance Hall with staircase off giving access to:

Lounge/Dining Room (9m x 4m)

With exposed beams and stunning inglenook fireplace and used by residents as a Reception Room and Dining Room.

Office/Study (3.2m x 3.3)

Kitchen (3.4m x 4.6m)

Fitted with a range of wall and base units incorporating a range cooker and overlooking the rear garden

Owner's Sitting Room/Snug (2.8m x 4.7m)

An attractive sitting room with double doors providing access to the main lounge/dining room and overlooking the rear garden.

Rear Lobby giving access to Utility Room (2m x 1.5m)

Owner's Bedroom (2.6m x 4.3m)

With Dressing Room off and En-Suite Shower Room/WC

### FIRST FLOOR

Stairs/Landing

Bedroom 1 (5m x 4.9m)

Beautifully appointed and furnished with two double glazed windows overlooking the front garden and with built-in wardrobes off and an En-Suite Bathroom with feature roll-top bath and fitted to a high standard throughout.

Bedroom 2 to rear (3m x 4.3m)

With double glazed window overlooking rear garden and En-Suite Shower Room/WC off. Once again, furnished to a high standard.

Family Suite comprising Bedroom 3 (3.4m x 2.8m)

Bedroom 4 (2.4m x 2.7m)

Both having double glazed windows overlooking the front and rear gardens and sharing a Bathroom/WC combined, also finished to a high standard which proves very popular as a family suite or could be let as two separate Bedrooms if required.

### OUTSIDE

The property occupies a large, slightly elevated plot, with gardens and ample parking space to the front, giving access to the integral double garage. To the rear, is a beautifully landscaped and most private rear garden with an array of mature shrubs and trees.

### SERVICES

Mains drainage, gas, electricity and water are connected. A gas fired central heating system is installed serving radiators throughout.





EPC Rating - E.

**TENURE**

The property is offered for sale on a Freehold basis and includes all business fixtures and fittings.

**COUNCIL TAX**

Council Tax Band – F

**VAT**

VAT to be confirmed.

**VIEWINGS**

By prior appointment through Mundys.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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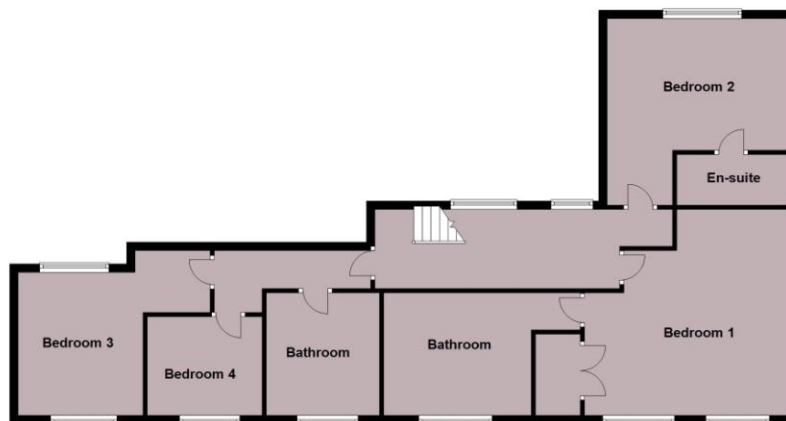




**Ground Floor**  
Approx. 143.6 sq. metres (1546.0 sq. feet)



**First Floor**  
Approx. 100.4 sq. metres (1080.6 sq. feet)



Total area: approx. 244.0 sq. metres (2626.5 sq. feet)  
For illustration purposes only.  
Plan produced using PlanUp.

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