



The Old Forge, Main Street, Carlton-On-Trent, Newark, NG23 6NW

**Offers Over
£650,000**

Grade II Listed, The Old Forge is a unique historic property with a rich past, originally used as a shoeing forge in 1763, later serving the Horse Guard Regiment during World War Two and converted into a dwelling in the 18th century. Retaining much of its original character, the home offers versatile accommodation alongside a detached one-bedroom annex, ideal for guests, working from home or potential Airbnb use.

The main house welcomes you with a vestibule featuring round stained glass windows, leading into an entrance hallway with a wood floor and a beautiful oak staircase. The shaker-style kitchen diner provides ample space for cooking, complete with a pantry, while a separate utility room adds convenience. The living room is a cosy yet elegant space with a feature bay window incorporating bespoke seating with storage, as well as an inglenook-style fireplace with a wood-burning stove. Two further reception rooms offer flexible living options and a fourth bedroom or guest room is conveniently located near a wet room. Upstairs, the first floor comprises a family bathroom with an electric shower over the bath and three well-proportioned bedrooms, two of which feature built-in wardrobes.

The detached annex boasts vaulted ceilings and offers a spacious lounge diner, kitchen, bedroom and shower room, making it a perfect self-contained living space.

The property is set within mature landscaped gardens, featuring a sweeping gravel driveway with both entrance and exit points. A double garage with power and lighting completes this exceptional home, offering a rare opportunity to own a piece of history with modern comfort and flexibility.



SERVICES

Mains electricity, water and drainage.
Oil fired central heating.

GRADE II LISTED BUILDING

ANNEX EPC RATING - E

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

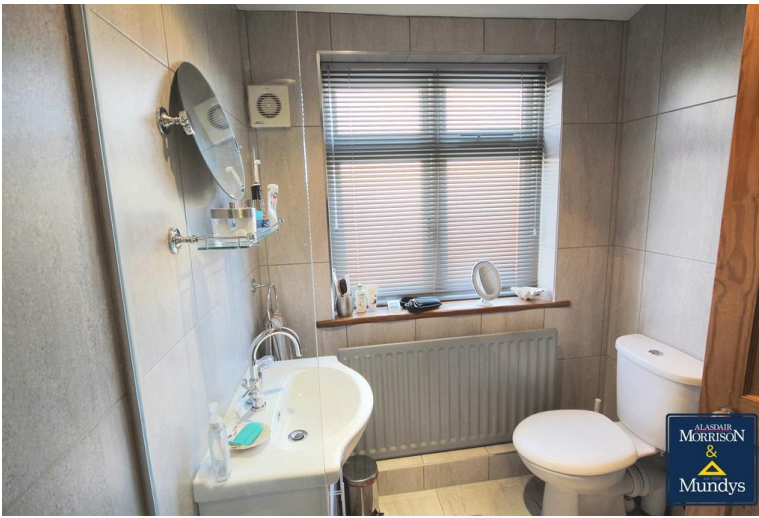
VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

ACCOMMODATION

VESTIBULE

7' 3" x 4' 5" (2.21m x 1.35m) With a large wooden front door, vaulted beamed ceiling, feature circular stained glass windows and oak glazed door to entrance hall.





ENTRANCE HALL

With double glazed window to the front elevation, feature oak staircase to first floor, radiator, beams to ceiling, wall light, points, wood flooring, doors to the kitchen diner, to an inner hall, reception room three and to the kitchen diner.

INNER HALLWAY

With built-in cloaks cupboard, wood flooring and doors to bedroom four and to wet room.

WET ROOM

8' 2" into shower recess x 5' 10" (2.49m x 1.78m) Fitted with a three-piece modern white suite comprising a low-level WC, wash hand basin set within a vanity unit and walk-in shower with an electric shower, tiled walls, tiled floor, radiator, inset spotlights, extractor and double glazed opaque window to the rear elevation.



BEDROOM FOUR

12' 10" x 8' 6" (3.91m x 2.59m) With double glazed opaque window to the rear elevation, radiator, inset spotlights and access to roof space.

RECEPTION ROOM 2

13' 6" x 10' 3" (4.11m x 3.12m) With double glazed window to the front elevation, radiator, wood flooring, wall light points and beam to ceiling.



KITCHEN DINER

12' 4" x 11' 10" (3.76m x 3.61m) Newly fitted with a range of Shaker style units with a wooden work surface, incorporating an undercounter ceramic sink unit with stainless steel mixer tap, integrated dishwasher, space for a large cooker, extractor hood, radiator, beamed ceiling, radiator, tiled flooring, tiled splashbacks, walk-in pantry, built-in storage cupboard, doors to living room and to the rear lobby and double glazed windows to the front elevation.

REAR LOBBY

With external door at rear, door to old coal house, now housing the floor standing oil central heating boiler, built-in storage cupboard and door to utility room.



UTILITY ROOM

8' 9" x 4' 5" (2.67m x 1.35m) Fitted wooden base units with wooden work surface and undercounter ceramic Belfast style sink with a stainless steel mixer tap, space and plumbing for washing machine and space for further appliance, inset spotlights, tiled floor, access to roof space and a double glazed opaque window to the rear elevation.



LIVING ROOM

17' 0" x 13' 2" plus bay and recess (5.18m x 4.01m) With double glazed feature walking bay window to the front with bespoke seating with storage, wood flooring, beamed ceiling, wall light points, cast iron radiators, built-in storage and Inglenook style fireplace with a log burning stove, built-in log store, bespoke cabinetry with drawers and shelving.

RECEPTION ROOM 3

15' 11" x 9' 11" (4.85m x 3.02m) With double glazed windows and French doors onto a decked area overlooking the garden, beams to ceiling, cast iron radiators and access to loft space.



FIRST FLOOR LANDING

With double glazed window to the rear elevation, built-in storage cupboards, one housing the hot water cylinder, wood flooring, doors to the family bathroom and to three of the bedrooms.

MASTER BEDROOM

15' 0" x 13' 8" (4.57m x 4.17m) With double glazed windows to the front elevation, radiator and beam to ceiling.

BEDROOM TWO

12' 10" to front of wardrobes x 9' 5" (3.91m x 2.87m) With double glazed windows to the front elevation, access to the loft, radiator, wood flooring and built-in wardrobes.



BEDROOM THREE

10' 5" x 7' 4" (3.18m x 2.24m) With double glazed window to the front elevation, wood flooring, radiator, beam to ceiling and oak built steps to built-in wardrobe.

BATHROOM

9' 3" x 5' 11" (2.82m x 1.8m) Fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin and panelled bath with an electric shower over, radiator, tiled floor, tiled splashbacks, inset spotlights and a double glazed opaque window to the rear elevation.

ANNEX

LOUNGE DINER

17' 8" x 17' 5" L-shape, maximum measurements (5.38m x 5.31m) With wooden door, double glazed windows to the front elevation, cast-iron radiators, vaulted ceiling and doors to bedroom and to kitchen.

KITCHEN

7' 1" x 6' 0" (2.16m x 1.83m) With built-in base unit with the work surface incorporating a Butler style ceramic sink, wall units, extractor, tiled splashbacks, tiled floor and space for appliances.





BEDROOM

16' 10" into door recess x 14' 0" (5.13m x 4.27m)
With double glazed windows to the front elevation, double glazed windows and French doors to the side, cast-iron radiators, vaulted ceiling, windows to the rear and door to shower room.

EN-SUITE SHOWER ROOM

8' 11" x 3' 11" (2.72m x 1.19m) Fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin and shower cubicle with mains fed shower, tiled walls, tiled floor, extractor and double glazed opaque window to the front elevation.

OUTSIDE

The property is set within mature landscaped gardens, featuring a sweeping gravel driveway with both entrance and exit points. A double garage with power and lighting completes.

DOUBLE GARAGE

18' 9" x 15' 7" (5.72m x 4.75m) Having double doors, double glazed windows to the side, inset spotlights, plastered walls, power, lighting and roof space.



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CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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NOTE

1. None of the services or equipment have been checked or tested.
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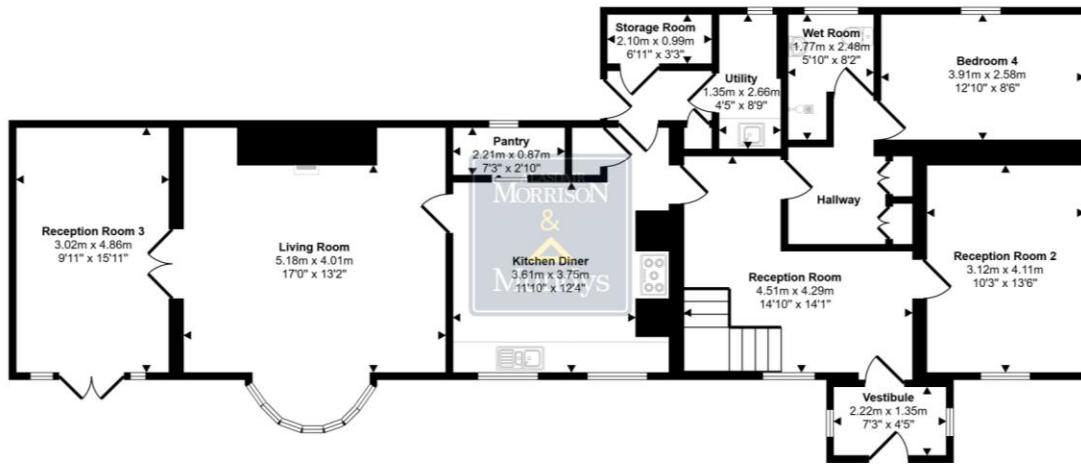
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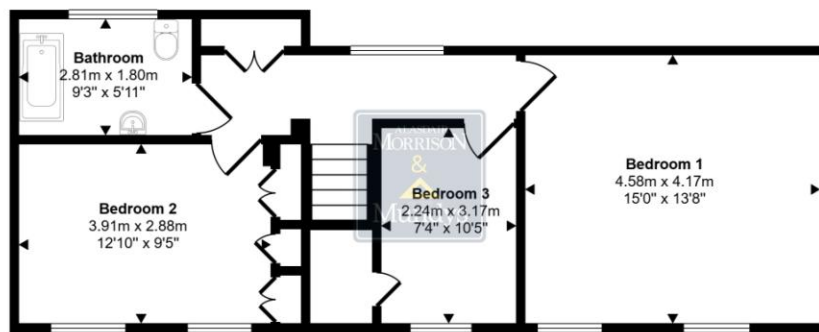
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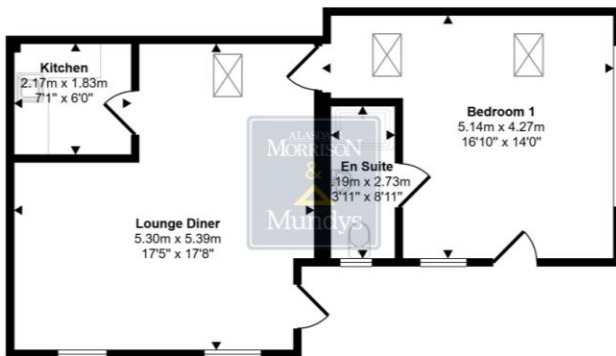


Ground Floor
Approx 131 sq m / 1413 sq ft

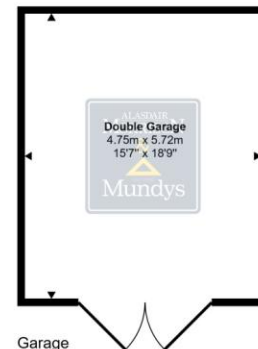


First Floor
Approx 56 sq m / 599 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Outbuilding
Approx 50 sq m / 539 sq ft



Garage
Approx 27 sq m / 293 sq ft

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