



EDLIN & JARVIS
ESTATE AGENTS



17 Wellington Road
Newark, NG24 1NJ

£550,000



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AN ARCHITECTURAL LEGACY REIMAGINED: A VICTORIAN MASTERPIECE IN NEWARK

Commanding an imposing presence since 1881, this magisterial four-storey residence is a masterclass in sympathetic restoration. Every inch of its storied structure has been curated with an uncompromising eye for detail, evolving from a historic landmark into a sophisticated family home that honors its Victorian provenance while embracing high-end contemporary design. This property is only attached to a neighbouring property by the dining room & WC at the rear.

Exquisite Living Spaces

The interiors strike a rare balance between grand scale and domestic intimacy. From the moment you step into the voluminous entrance hall, the quality of craftsmanship is undeniable.

The Culinary Hub: An expansive open-plan living kitchen and breakfast room, anchored by a log burner perfect for crisp mornings and informal family gatherings.

The Dining Room: A triumph of light and architecture, featuring seamless bi-fold doors that transition the space onto the sun terrace for an elite indoor-outdoor entertaining experience.

Refined Relaxation: A formal lounge offers a tranquil retreat, characterised by high ceilings and the timeless proportions typical of the late 19th century.

Lower Ground & Utility: The property further benefits from a substantial cellar, offering excellent potential for a wine vault or store room, alongside a discreet guest WC.

The Private Quarters

The upper storeys are dedicated to sanctuary. Five opulent bedrooms provide expansive accommodation, highlighted by the Principal Suite. This palatial retreat features a bespoke dressing room and en-suite shower room, finished to an exacting standard. Bedrooms four & five are on the second floor offering versatility. Ideal for a teenager or to use as a hobby room and gym.

Grounds of Distinction

The exterior is a private sanctuary, meticulously landscaped to provide a variety of "outdoor rooms" for leisure and cultivation.

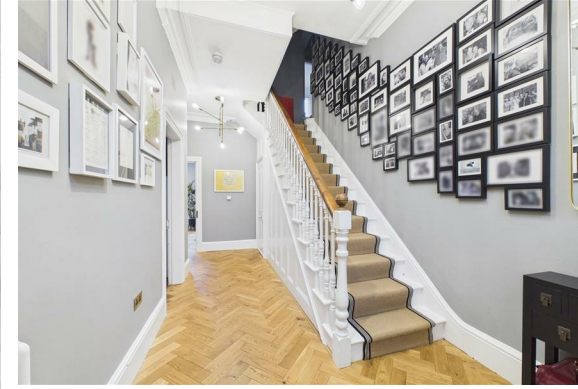
The Victorian Carriage House: A large, historic garage originally designed for a horse and carriage offers a rare architectural feature and significant versatile space.

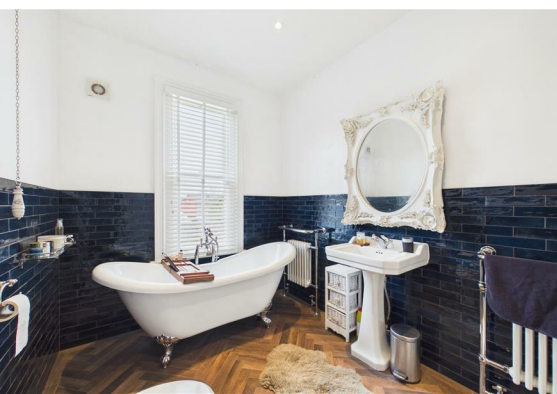
Private Gardens: An established garden oasis boasting a curated collection of fruit trees, raised vegetable beds, and a bespoke garden bar.

The Sun Terrace: Multiple peaceful seating areas are strategically positioned to capture the light, offering a serene backdrop for alfresco dining, summer BBQs and enjoying morning coffee.

Unrivaled Connectivity

Situated in a premier Newark position, this residence offers the quintessential "best of both worlds." Enjoy the boutique charm of the town centre within a short stroll, while maintaining world-class connectivity. With London King's Cross accessible in just 75 minutes via the nearby mainline station, this is an ideal estate for the discerning professional seeking a grand lifestyle change.





Entrance Hall

Lounge
14'3 x 14'10 (4.34m x 4.52m)

Living Breakfast Kitchen
12'4 x 23'2 (3.76m x 7.06m)

Dining Room
21'3 x 8'5 (6.48m x 2.57m)

WC
7'7 x 4'6 (2.31m x 1.37m)

First Floor

Master Bedroom
14'3 x 15'0 (4.34m x 4.57m)

Ensuite
9'4 x 7'10 (2.84m x 2.39m)

Dressing Room
19'2 x 7'9 (5.84m x 2.36m)

Bedroom Two
13'10 x 11'10 (4.22m x 3.61m)

Bedroom Three
12'6 x 11'2 (3.81m x 3.40m)

Bathroom
12'9 x 7'7 (3.89m x 2.31m)

Second Floor

Bedroom Four/Hobby Room
20'10 x 13'11 (6.35m x 4.24m)

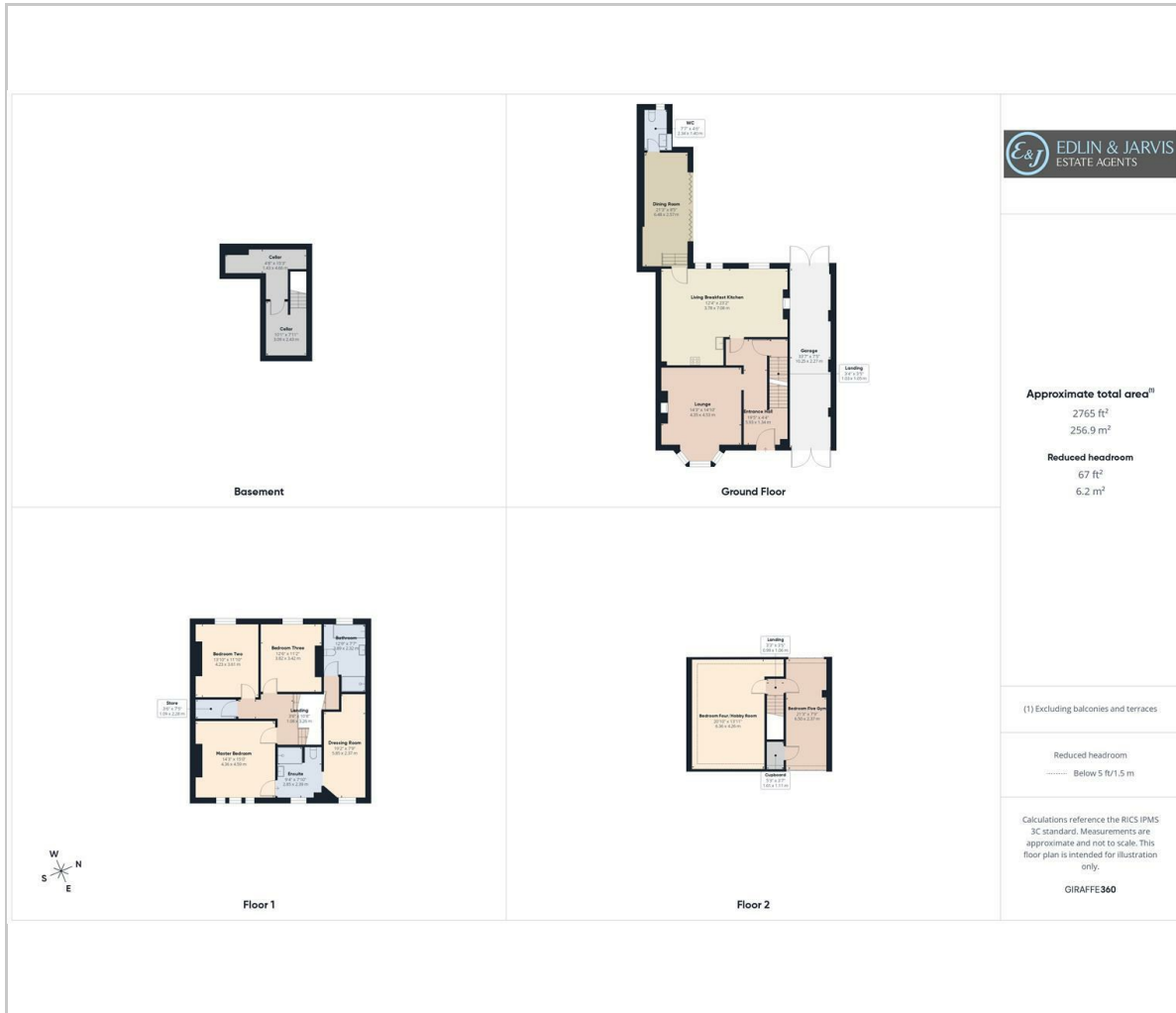
Bedroom Five/Gym
21'3 x 7'9 (6.48m x 2.36m)

Cellar
10'1 x 7'11 (3.07m x 2.41m)

Cellar
4'8 x 15'3 (1.42m x 4.65m)

Garage/Workshop
33'7 x 7'5 (10.24m x 2.26m)

Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

