



EDLIN & JARVIS  
ESTATE AGENTS



103 Mill Gate  
Newark, NG24 4UA

Price Guide £120,000



# 103 Mill Gate

Newark, NG24 4UA

\*\*\* PRICE GUIDE £120,000 to £130,000 \*\*\*  
TIMELESS GEM ON HISTORIC MILL GATE\*\*\*  
Charming Grade II Listed Cottage | Heart of Newark

Step back in time and discover the enchanting character of this Grade II listed terraced cottage, perfectly positioned on Mill Gate. Blending period soul with cosy comfort, this home is a rare find for those who appreciate history, craftsmanship, and a truly "quaint and quirky" lifestyle.

### The Interior: Character at Every Turn

From the moment you step inside, the cottage's heritage shines through with latch doors and intimate spaces.

- The Lounge: A sanctuary for relaxation, designed for cosy evenings and quiet retreats.
- The Kitchen: Cleverly designed to maximize space, featuring a charming mini-breakfast bar—perfect for your morning espresso.
- The Cellar: A versatile "hidden" gem, ideal for a wine collection or additional cool storage.
- The Sleeping Quarters: Two well-appointed bedrooms served by a classic family bathroom.
- Modern Comforts: Despite its historic roots, the home benefits from gas central heating and ample built-in storage solutions throughout.

### The Outdoors & Lifestyle

To the rear, the property offers a shared garden—a peaceful spot to hang the washing or enjoy a coffee in the fresh air. For the practicalities of town living, a private brick-built store provides secure housing for bicycles and outdoor gear.

### An Unbeatable Location

Situated on Mill Gate, one of Newark's most architecturally diverse and beautiful streets, you are perfectly placed for:

- Town Living: A short stroll takes you into the vibrant heart of Newark, bustling with independent boutiques, fine dining, and essential amenities.
- Nature & Leisure: Outdoor enthusiasts will love being walking distance from Newark Marina and the riverside trails of Devon & Sconce Park.

This isn't just a house; it's a piece of Newark's history waiting for its next chapter.





**Lounge**  
12'1 x 11'2 (3.68m x 3.40m)

**Kitchen**  
10'1 x 8'6 (3.07m x 2.59m)

**Cellar**  
12'1 x 8'6 (3.68m x 2.59m)

**Landing**

**Bedroom One**  
11'2 x 10'5 (3.40m x 3.18m)

**Bedroom Two**  
10'1 x 6'0 (3.07m x 1.83m)

**Bathroom**  
6'8 x 5'3 (2.03m x 1.60m)



## Floor Plan



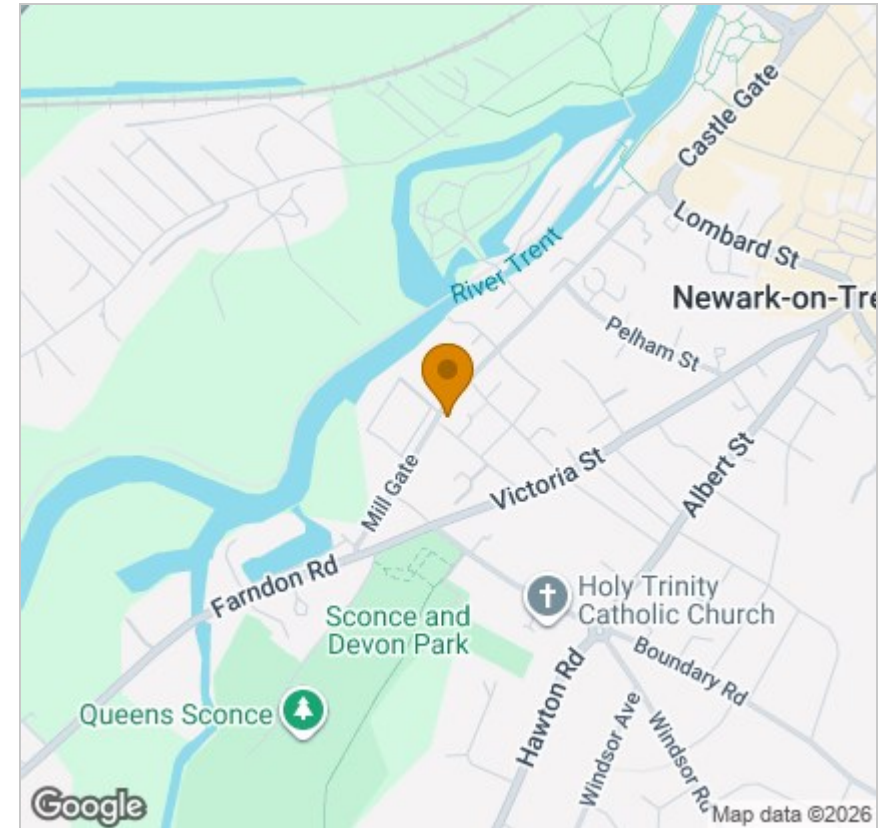
## Viewing

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

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## Area Map



## Energy Efficiency Graph

