



EDLIN & JARVIS  
ESTATE AGENTS



Grange House 73 London Road

Newark, NG24 1RZ

£900,000



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# Grange House 73 London Road

Newark, NG24 1RZ

\*\*\*THE CROWN JEWEL OF LONDON ROAD\*\*\*

A Majestic Victorian Landmark Reborn as the Ultimate Seven-Bedroom Sanctuary.

Standing as an iconic silhouette on the prestigious London Road, this magnificent former hotel has undergone a breathtaking evolution. Now a sprawling seven-bedroom detached estate, it represents a rare confluence of Victorian architectural opulence and ultra-contemporary luxury living. This is not merely a residence; it is a lifestyle statement for those who demand the extraordinary.

The Grand Arrival & First Impressions:

Pass through the private, electric-gated entrance onto a sweeping driveway that offers a stately welcome. The red-brick façade, adorned with intricate timber-work and soaring chimneys, hints at the grandeur within.

Step through the vestibule into the Grand Entrance Hall, where history breathes through meticulously preserved original Minton-style tiling and ornate wainscoting. A majestic staircase sweeps upward, framed by light pouring through stained-glass accents—a space designed to leave guests in awe before they've even reached the living quarters.

The Epicentre of Entertainment: The ground floor has been masterfully reconfigured to serve as a high-octane social hub:

The Gourmet Living Kitchen Diner: The soul of the home. This vast, light-drenched space features a minimalist chef's island, bespoke cabinetry, and integrated appliances. Bi-fold doors span the rear wall, dissolving the boundary between the kitchen and the terrace. By evening, retreat to the lounge area where the crackling log burner provides a cosy, fireside ambience.

The Formal Lounge & Games Wing: A massive bay-fronted lounge offers a sophisticated space for relaxation, while the adjacent private "pub" and games room promises endless Friday nights of cocktails and competition.

Formal Dining: A dedicated banquet room with vibrant, wallcoverings and French doors, creating an atmospheric setting for festive gatherings and black-tie dinners.

Practical Excellence: The home's practical rooms include a utility room, boot room, cloakroom, a dedicated office, and access to a cellar—perfect for a curated wine collection.

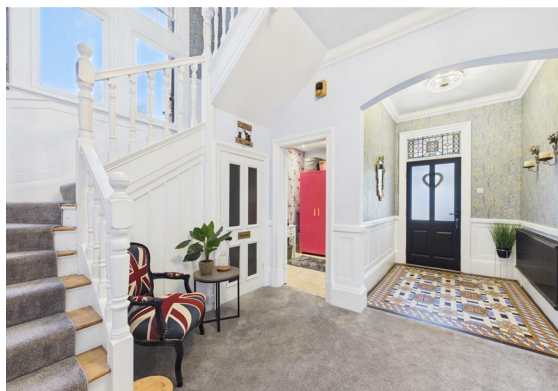
The Master Suite & First Floor Quarters

Accessed via two independent staircases, the first floor is a sanctuary of rest. It comprises five expansive double bedrooms, each a masterpiece of design with its own private ensuite.

The Master Suite is of unparalleled proportions—a true "house within a house." This palatial retreat features a vast sleeping area, a bespoke dressing zone, and the ultimate luxury: two independent ensuite shower rooms, ensuring morning routines are as harmonious as they are indulgent.

The Second Floor: A Versatile Retreat

The top floor offers a quiet, sky-lit escape. Currently configured with a serene reading area and a secondary home office, it provides two further double bedrooms (both ensuite). This floor serves as an ideal "penthouse" for teenagers, a self-contained guest wing, or a professional live-in suite.





**Garden Living & The Wellness Hub**  
 The outdoor spaces have been curated to offer a luxury experience:  
**The All-Season Terrace:** A bespoke timber pergola shelters an expansive decking area. Featuring a rustic stone outdoor fireplace and BBQ station, this is a space designed for year-round entertaining, from summer garden parties to winter evenings under heated blankets.  
**The Wellness Outbuilding:** Tucked within the landscaped grounds is a dedicated health retreat. It houses a gymnasium and a scented timber sauna, offering a private spa experience just steps from your back door.  
**Manicured Simplicity:** A vast lawn of premium artificial turf ensures the gardens remain vibrant and lush with zero maintenance, providing a safe, soft playground for children and pets.

**An Unrivalled Location**  
 Perfectly positioned on the highly sought-after London Road, the property offers the dual benefit of suburban tranquility and urban convenience.  
**Commuting:** Newark Northgate station is minutes away, whisking you to London Kings Cross in just 75 minutes.  
**Education:** Within the catchment of primary, secondary, and private schools.  
**Connectivity:** Seamless access to the A1 and the historic charms of Newark town centre.  
 This is a landmark property that honors its Victorian heritage while delivering the absolute pinnacle of 21st-century luxury. To see it is to understand the true meaning of "Grand Living."

**Entrance Hall**

**Lounge**  
 31'10 x 17'0 (9.70m x 5.18m)

**Kitchen Dining Area**  
 19'0 x 10'11 (5.79m x 3.33m)

**Living Area**  
 11'10 x 13'10 (3.61m x 4.22m)

**Laundry Room**  
 9'6 x 14'2 (2.90m x 4.32m)

**Pub/Games Room**  
 20'5 x 22'11 (6.22m x 6.99m)

**Pub WC**

**Dining Room**  
 17'5 x 13'1 (5.31m x 3.99m)

**Boot Room**  
 9'9 x 5'11 (2.97m x 1.80m)

**Cloak Room**  
 7'6 x 6'6 (2.29m x 1.98m)

**Office**  
 9'6 x 5'7 (2.90m x 1.70m)

**First Floor**

**Master Bedroom**  
 25'4 x 13'0 (7.72m x 3.96m)

**His Ensuite**  
 5'6 x 6'9 (1.68m x 2.06m)

**Her Ensuite**  
 9'4 x 5'6 (2.84m x 1.68m)



## Floor Plan



## Viewing

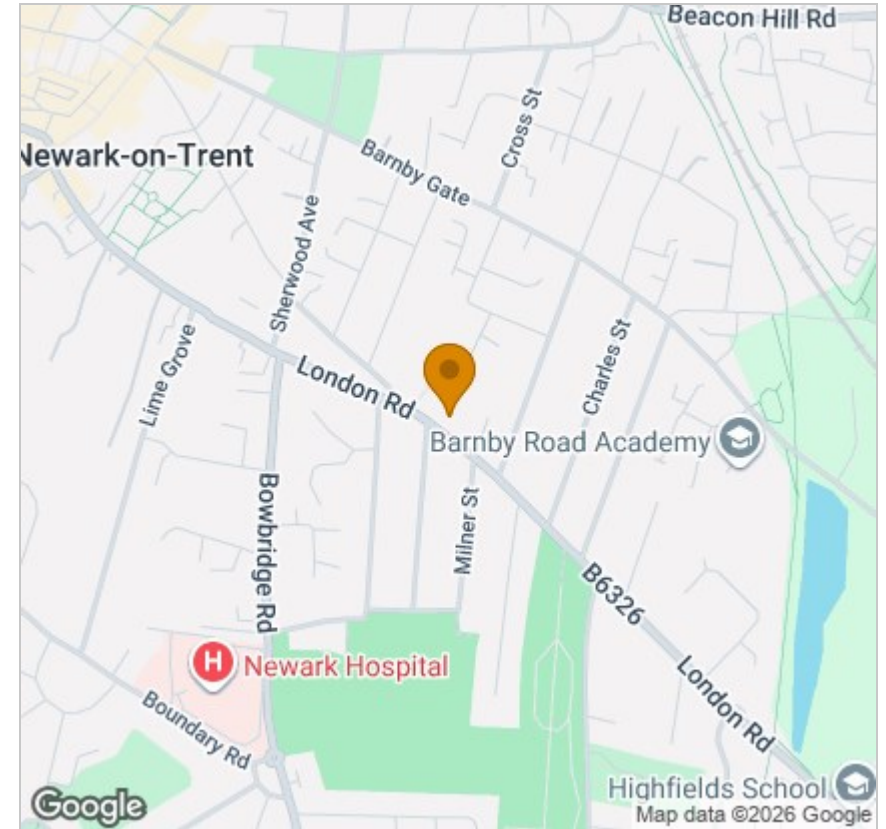
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

