

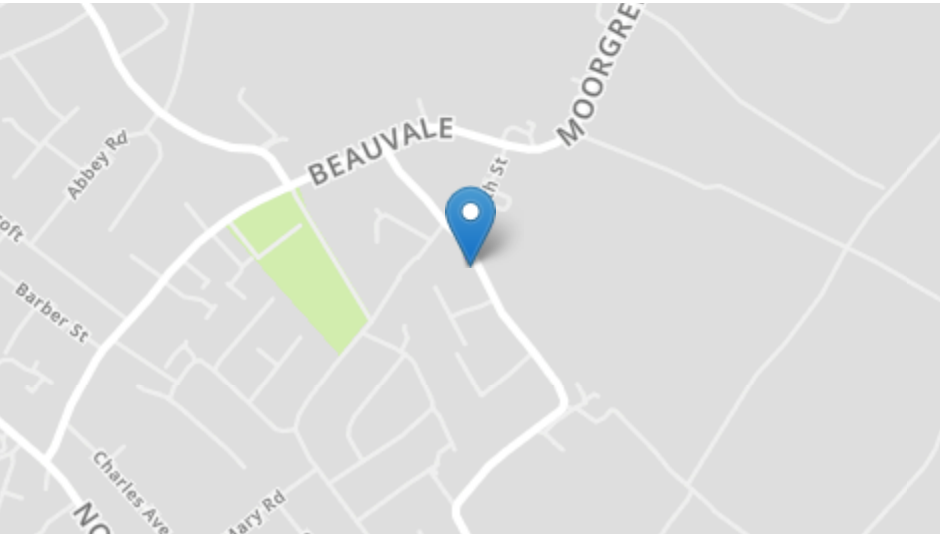
Main Street, Newthorpe, NG16 2ET

Offers Over £300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	45	80
England, Scotland & Wales	EU Directive 2002/91/EC	

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 29165775



- Former Public House Names "The Old Spot"
- Built In 18th Century
- Converted To Substantial End Terrace House
- Four Double Bedrooms & Study/Through Room
- Four Reception Rooms
- Conservatory, Utility & Ground Floor WC
- Cellar
- Extensive Plot With Brick Outbuildings
- In Need Of Renovation
- Mentioned In Famous Novel "Sons & Lovers" by DH

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* OVER 220 SQUARE METRES OF INTERNAL SPACE & 0.25 ACRE PLOT! \*\*\* A ONCE IN A LIFETIME opportunity to acquire this former 18th century pub known as 'The Old Spot' with 4 BEDROOMS PLUS STUDY, 4 RECEPTION ROOMS & a large plot with vehicle access to the side offering the potential to develop (STPP). This is a wonderful opportunity for those wanting a project to make their forever home or for a property developer to consider several different schemes for re-development. Dating back to the 18th century, the building is now converted to a substantial end terrace 4 double bedroom house. Consisting of very flexible and spacious living accommodation with 4 reception rooms, kitchen, garden room, utility and downstairs WC, 4 bedrooms plus additional large landing area perfect for conversion to a further bedroom/study and bathroom. A private driveway to the side leads to the substantial rear garden which has a collection of brick outbuildings which give further opportunities for re-development plus a potential building plot at the rear of the garden (subject to necessary planning permissions). This property offers wonderful potential to be transformed into a 'one of a kind' home. To top it all off, this historical building was mentioned in the novel Sons and Lovers by D.H. Lawrence, making it a truly once in a lifetime opportunity to own your own piece of history. Book your viewing today! Call our Eastwood team at 0115 938 5577 (Option 2)

Ground Floor

Porch

Entrance door and internal door into sitting room.

Sitting Room

3.72m x 3.58m (12' 2" x 11' 9") Internal entrance door, original exposed wooden beams, radiator, wooden framed single glazed window the front, and feature fireplace with gas fire, under stairs storage cupboard housing boiler and and door to inner hallway.

Sitting Room

4.47m x 2.28m (14' 8" x 7' 6") Original black leaded working fireplace, fitted storage cupboard, original exposed wooden beams, and single glazed window to the front.

Dining Room/Sitting Room

7.59m x 4.15m (24' 11" x 13' 7") Two single glazed windows to the front and one single glazed window to the rear, open plan, exposed original wooden beams, feature fireplace with gas fire and radiator.

Inner Hallway

Storage cupboard, stairs to cellar and doors to kitchen, second sitting room, and dining room

Breakfast Kitchen

4.39m x 2.78m (14' 5" x 9' 1") A range of base units with worksurfaces incorporating a stainless steel sink & drainer unit, space for a cooker, washing machine/dishwasher. Vinyl flooring, radiator, door to pantry and utility room, single glazed window to the side and door to rear garden.

Pantry

2.79m x 1.62m (9' 2" x 5' 4") Single glazed window to the rear, space for fridge freezers.

Utility Room

1.95m x 1.84m (6' 5" x 6' 0") Plumbing for washing machine and dryer, vinyl flooring, single glazed window to the side and door to downstairs wc.

Downstairs WC

Vinyl flooring, tiled walls, wc and single glazed window to the side.

Lounge

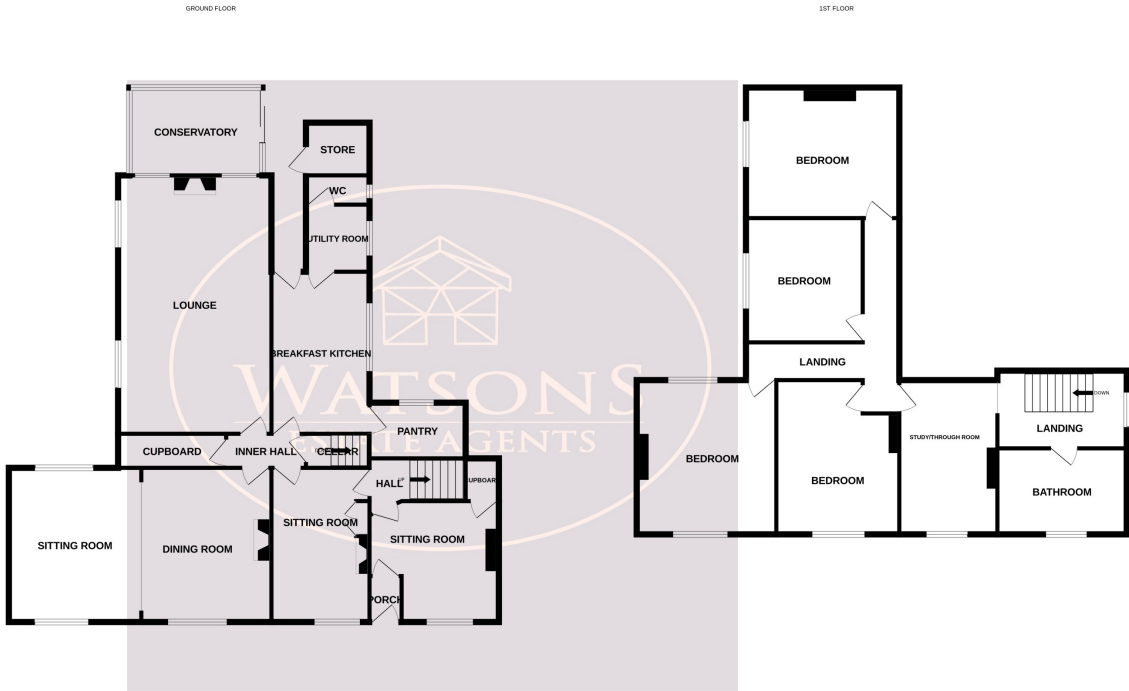
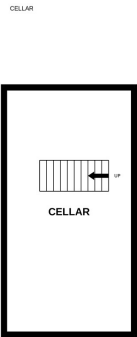
7.37m x 4.39m (24' 2" x 14' 5") Two single glazed windows to the rear, and two single glazed window to the side, feature fireplace with gas fire and radiator.

Conservatory

Sliding doors, and singled glazed windows.

Cellar

7.18m x 3.77m (23' 7" x 12' 4")



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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First Floor

Landing

Single glazed window to the side, open access to study/through room and bathroom.

Study/ Through room

4.25m x 2.16m (13' 11" x 7' 1") Single glazed window to the front and door to the inner landing.

Bathroom

4 piece suite comprising wc, vanity sink, panel bath and electric fed cubicle shower. Tiled walls and single glazed window to the front.

Inner Landing

Doors to all bedrooms.

Bedroom 1

4.23m x 3.93m (13' 11" x 12' 11") Single glazed window to the front and radiator.

Bedroom 2

4.47m x 4.05m (14' 8" x 13' 3") Single glazed window to the front and rear, and radiator.

Bedroom 3

3.60m x 3.39m (11' 10" x 11' 1") Single glazed window to the side, and radiator.

Bedroom 4

4.45m x 3.79m (14' 7" x 12' 5") Single glazed window to the side, and radiator.

Outside

To the front of the property is access to tarmacadam driveway to the side, enclosed by timber fence. The driveway leads to the rear of the property where you will find, brick outbuildings, as well access to a storage room to the side of the property. The rear garden features a large well established turfed lawn, enclosed by timber fencing.