



Sycamore Barn
Wellingore

MOUNT & MINSTER



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Exuding charm and warmth from top to bottom, this charismatic Grade II listed barn conversion offers spacious and quiet living in a 'chocolate-box' village recently recognised by The Times as one of the best locations to live in the UK.

- Detached Barn Conversion
 - Two Reception Rooms
 - Four Bedrooms
 - Two Bathrooms
 - Ample Private Parking
 - Garage
 - Outbuilding
 - Garden Room/Office
 - Cliff Village Location
 - No Onward Chain



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DESCRIPTION

This well-appointed Grade II listed home offers the discerning buyer the opportunity to acquire a character property enjoying period features throughout, in one of the most sought-after villages in the area. Accommodation includes a large double aspect living room with a log burner, a newly decorated dining room, a country kitchen with a breakfast area, a rear conservatory boot room, four bedrooms (one recently redecorated) and two bathrooms, including one ensuite to the master bedroom.

LOCATION

Wellingore directly links to Navenby, both extremely sought-after Cliff Villages, mainly due to their location (Lincoln - 9 miles; Sleaford - 10 miles; Newark - 14 miles), as well as the local services, the views from the Cliff and some of the most attractive homes in the area.

Local services within walking distance include an award winning butcher, a Co-Op foodstore, a bakery, a good selection of pubs, a pharmacy, an antiques centre, Indian and Chinese take-aways, florist, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Community Centre.

The Cathedral City of Lincoln is one of England's most historic cities, with an impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The historic Bailgate area is a popular part of the city with picturesque streets and historic interest, as well as offering superb independent shopping and amenities.

Wellingore is ideally located for easy access both to Lincoln and Newark rail stations. Both offer direct trains to London, the latter taking approximately 1hr 15mins into Kings Cross. Grantham is just 1 hour to London by rail and is just over 20 minutes away. The A1 is situated just 15 minutes west of the village.

SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary school in the village itself, rated outstanding by Ofsted, as well as Happy Days Pre-School which also has a good rating. There is also a wealth of well-regarded secondary schools including, Kesteven and Sleaford High School for Girls, Carre's Grammar School in Sleaford and The Priory Academy LSST in Lincoln. There are also several private schools in the locality with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School.





OUTSIDE

The property is approached off a quiet lane onto a gravel driveway. As well as the garage, there is ample parking for multiple vehicles in front of the house. A side gate leads to the private rear walled-garden which is mainly laid to lawn with beds, trees and shrubs, as well as an open fronted cart shed for storage. Adjoining this is a large garden room which is currently used for additional storage and is suitable for conversion to a home office if required. A paved area accessed from the conservatory provides an excellent space for outdoor eating and entertaining.

SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Band: D

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

PARTICULARS

Drafted and photographs taken following clients' instructions of May 2022.

VIEWING

By prior arrangement with the Sole Agents (01476 515329).

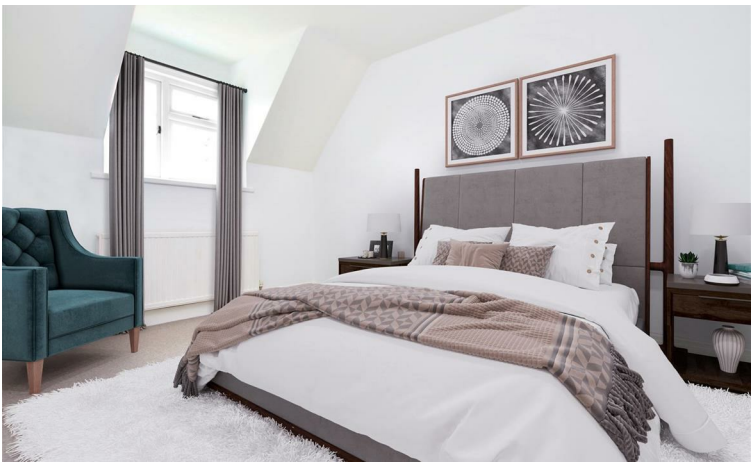
ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

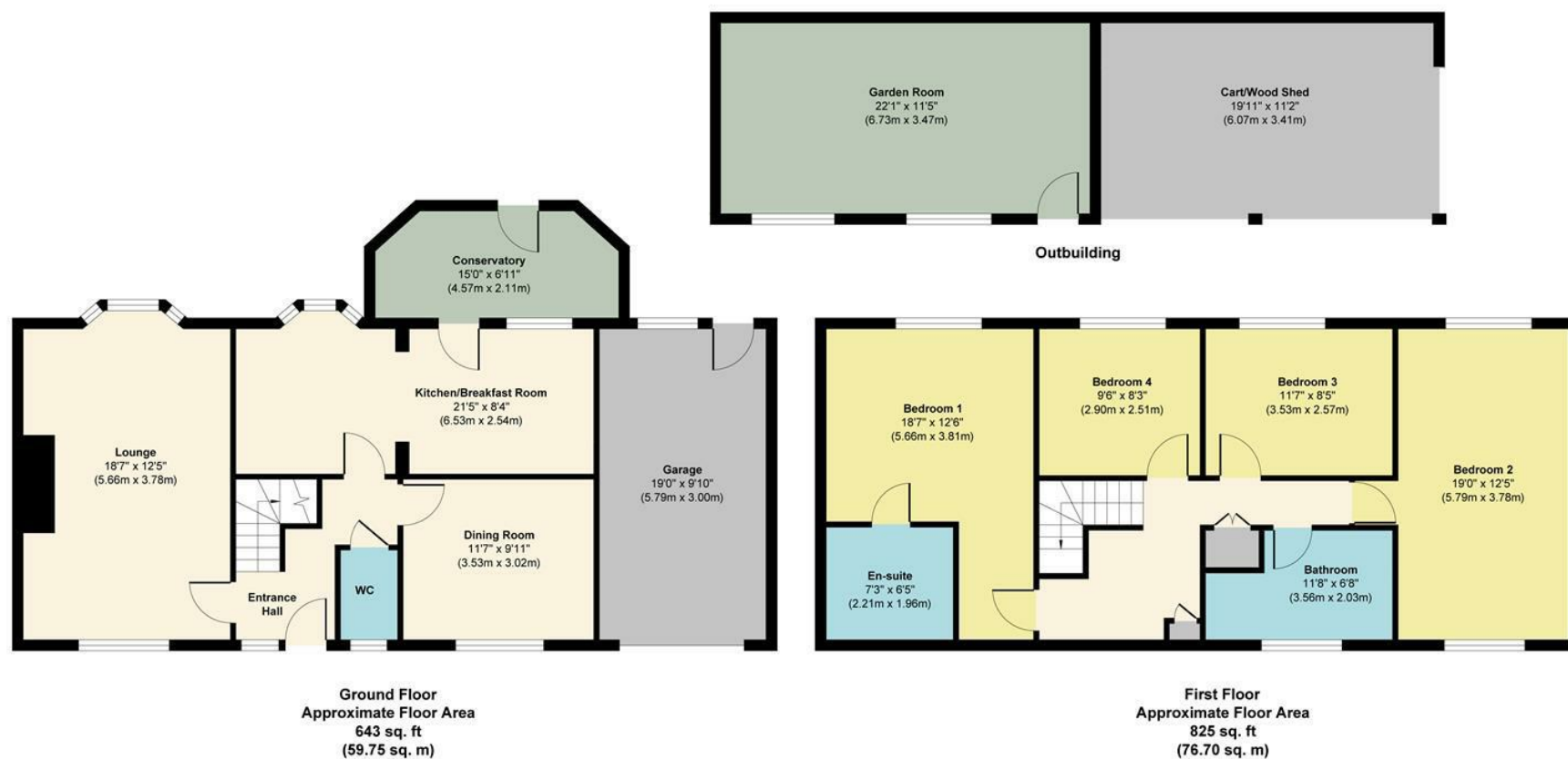
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West Street, Wellingore



Approx. Gross Internal Floor Area 1468 sq. ft / 136.45 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

