

Navenby Lane

Bassingham



MOUNT & MINSTER

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Bassingham

DESCRIPTION

Set within the beautiful and unspoilt Lincolnshire countryside, within easy reach of both Bassingham and Navenby, this agricultural building benefits from consent to create a substantial barn-conversion of around 5,400 sqft of living space within landscaped gardens extending to around 1.23 acres, with additional land available by separate negotiation.

Accommodation will include a large, open-plan living kitchen with dining space and seating with a triple aspect vista over the grounds, a full height vaulted entrance hall and similarly impressive drawing room with a gallery above, dedicated office space both to the ground and to the first floors, a ground floor bedroom with an ensuite and a walk-in wardrobe, an additional reception room on the first floor which would make an ideal snug or playroom, four further double bedrooms, including an impressive master suite with an additional walk-in wardrobe.

LOCATION

The property is situated in the open countryside in a rural location yet within minutes of Bassingham. Bassingham is a popular Lincolnshire village benefitting from two public houses, a primary school, a busy community village hall and two grocery shops. Excellent transport links to London are available via train from either the nearby City of Lincoln or the historic market town of Newark-On-Trent. Nearby airports include East Midlands and Humberside. The A1 trunk road is within commuting distance.

Navenby is an extremely sought-after Cliff Village, mainly due to its location (Lincoln - 9 miles; Sleaford - 10 miles; Newark - 14 miles), its local services, the views from the Cliff and some of the most attractive homes in the area. Navenby was recently recognised by The Times national newspaper as one of the top five places to live in the UK.



A substantial portal framed barn with Class Q consent to convert to a substantial modern residence sitting on a plot of around 1.23 acres with stunning rural views, yet within easy reach of local amenities.





PLANNING

Planning was granted (ref: 22/1788/PNND) on the 15th February 2023. A Development Pack is available from the Agents. Please note the property is restricted to a single dwelling and the buyer(s) will be unable to split the plot into multiple units.

METHOD OF SALE

For sale by Private Treaty, Freehold with vacant possession on completion. No onward chain.

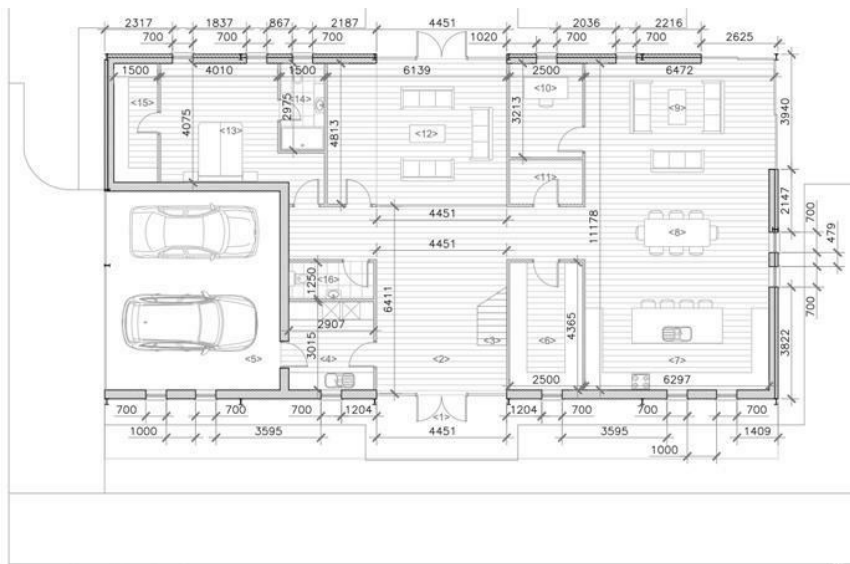
VIEWING

Strictly by prior appointment with the Agents - 01476 851 400

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Proposed Ground Floor Plan 1:100

LEGEND (Ground and First Floor)

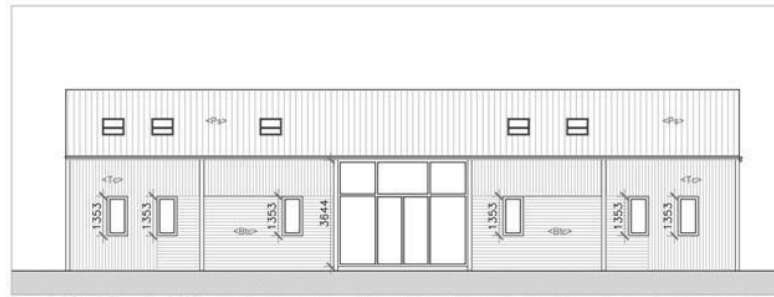
- <1> Entrance
 - <2> Entrance Hall
 - <3> Stairs to First Floor
 - <4> Utility
 - <5> Garage
 - <6> Pantry
 - <7> Kitchen
 - <8> Dining Space
 - <9> Living Space
 - <10> Study
 - <11> Plant Room
 - <12> Living Room
 - <13> Double Bedroom
 - <14> En-Suite
 - <15> Dressing Room
 - <16> Toilet
 - <17> Landing
 - <18> Study Space
 - <19> Double Bedroom
 - <20> En-Suite
 - <21> Dressing Room
 - <22> Double Bedroom
 - <23> Lounge Area
 - <24> Double Bedroom
 - <25> Double Bedroom
 - <26> Bathroom
- <RL1> Roof Light (1250mm x 750mm)
 <RL2> Roof Light (2000mm x 750mm)



Proposed First Floor Plan 1:100



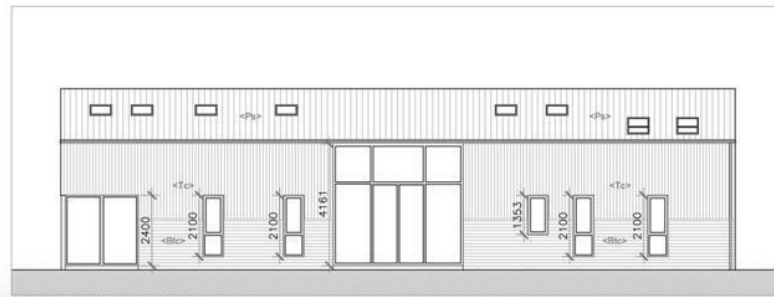
Proposed West Elevation 1:100



Proposed South Elevation 1:100



Proposed East Elevation 1:100



Proposed North Elevation 1:100

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