



Church Farm High Street
Newton-On-Trent

MOUNT & MINSTER

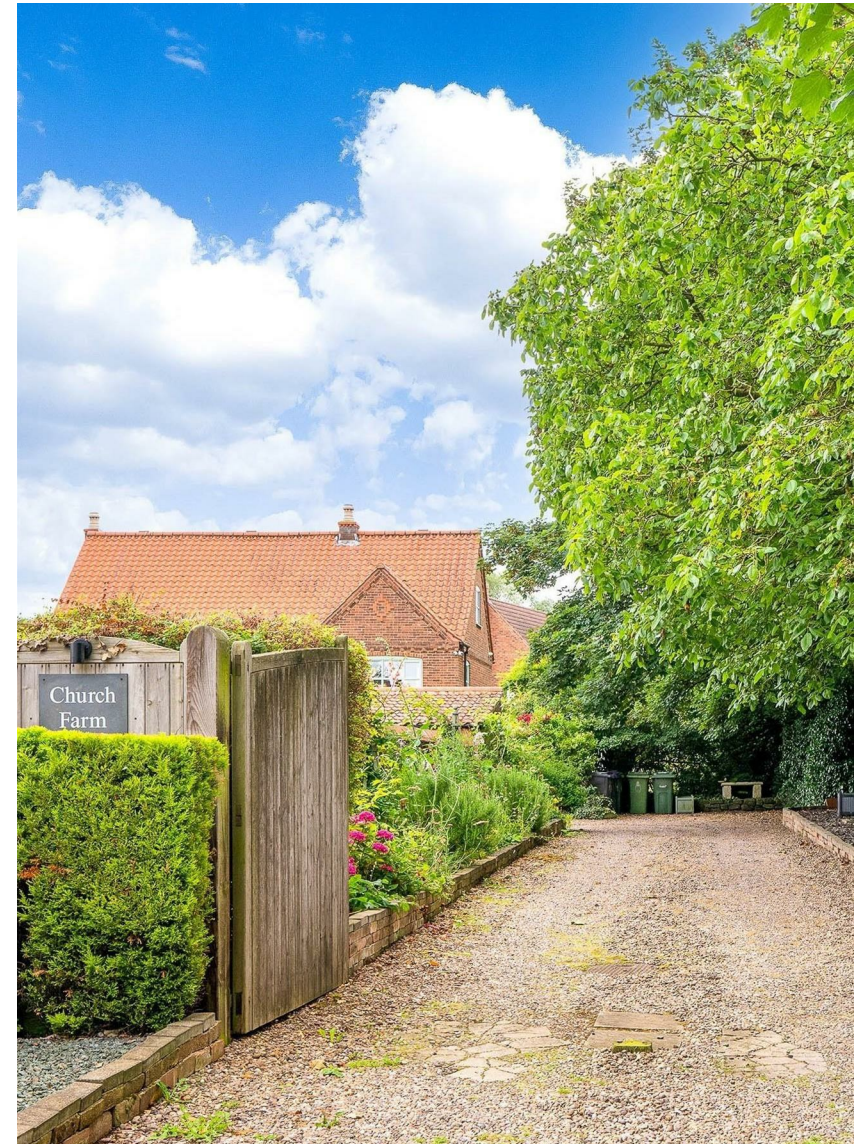


Church Farm High Street

Newton-On-Trent

A substantial residence offering flexible living accommodation.

- Private gated access
- Six double bedrooms
 - Double garage
- Kitchen Breakfast room
 - Dining room
 - Sitting room
 - Snug
- Exposed beamwork
- Electric heating throughout
 - Study and Office



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INTRODUCTION

Church Farm is located within the well positioned village of Newton on Trent and offers generous flexible living accommodation arranged over three floors. The accommodation briefly comprises, entrance hall, sitting room with open fire, dining room with French doors providing access to the terrace which is a stunning spot to enjoy alfresco dining, downstairs WC, study, kitchen breakfast room, boot room with access to the front and rear of the property, utility, further downstairs WC, snug/sitting room with open fire, and office with pedestrian access into the double garage concludes the ground floor. To the first floor there are four double bedrooms, en-suite and family bathroom. To the second floor there are a further two double bedrooms and bathroom.

The oil tank has been replaced within the last 5 years along with the uPVC windows and doors which are still under warranty, the immersion heater hot water boiler has been replaced in 2024 and the property benefits from a six camera CCTV system covering the external area of the property.

OUTSIDE

Wooden gates provide access to a gravel driveway which leads up to the property and double garage, and provides ample off road parking. The front garden is primarily laid to lawn with mature planted beds with flowers and shrubs. The double garage has power and light and provides additional parking if required. To the rear there is a wrap around patio providing access to the raised terraced seating area, the garden is primarily laid to lawn with mature planted beds. The summerhouse has power and light with internet access making this the perfect spot to relax. There is a decked and patio area providing an additional entertaining space to sit and enjoy the garden. The garden also benefits from outside electrics and strategic lighting along with a further storage shed, and coal store.

LOCATION

The village of Newton on Trent is conveniently located just nine miles west of the Cathedral City of Lincoln and a mere 14 miles to Newark Northgate with main line connections to London. The location also offers excellent commuter links to the A57, the A46 and the A1.

ACCOMMODATION

Entrance hall

Carpet, ceiling light, electric radiator.

Sitting room

Carpet, dual aspect uPVC double glazed windows, marble hearth with working open fire, and wooden surround, electric radiator, wall lights, wooden glazed French doors to dining room.

Dining room

Carpet, feature ceiling lights, uPVC double glazed window, double glazed French doors providing access to the raised terrace patio seating area ideal for alfresco dining.

Downstairs WC

Wood effect vinyl flooring, uPVC double glazed window, low level WC, sink in vanity unit, ceiling light.

Study

Carpet, ceiling light, uPVC double glazed window, electric radiator.

Kitchen/Breakfast room

Tiled effect vinyl flooring, uPVC triple aspect double glazed windows, range of wall and base units, roll top work surfaces over, ceramic sink and drainer, tiled splash backs, integrated oven with gas hob and extractor over, space for free standing fridge, integrated dishwasher, AGA in brick inglenook, pantry cupboard, exposed beam work, recessed ceiling lights, electric radiator.

Boot room

Tiled effect vinyl flooring, uPVC double glazed wood effect pedestrian access doors to front and rear, electric radiator, ceiling light.

Utility

Tiled effect vinyl flooring, range of wall and base units, roll top work surfaces over, uPVC double glazed window, space and plumbing for washing machine, dryer and space for free standing freezer, ceiling light.

Downstairs WC

Tiled effect vinyl flooring, low level WC, pedestal wash hand basin, ceiling light, uPVC double glazed window.

Snug/Sitting room

Carpet, exposed beam work, dual aspect uPVC double glazed windows, uPVC double glazed French doors to front, stone hearth and surround with working open fire, wall lights.

Office

Tiled effect vinyl flooring, ceiling lights, electric radiator, uPVC double glazed window, pedestrian access door into garage.

First floor landing

Carpet, ceiling and wall lights, electric radiator, uPVC double glazed window, airing cupboard, stairs rising to second floor landing.

Bedroom one

Carpet, uPVC dual aspect double glazed window, electric radiator, ceiling light.





En suite

Wood effect vinyl flooring, pedestal wash hand basin, low level WC, uPVC double glazed window, bidet, bath with shower attachment over, tiled splashbacks, ceiling and wall lighting, extractor, electric radiator.

Bedroom two

Carpet, ceiling and wall lighting, uPVC double glazed window, electric radiator.

Bathroom

Wood effect vinyl flooring, tiled splash backs, bath, uPVC double glazed window, bidet, low level WC, pedestal wash hand basin, fully tiled shower cubicle with electric shower with light and extractor, electric radiator, ceiling and wall lighting.

Bedroom three

Carpet, ceiling and wall lighting, electric radiator, dual aspect uPVC double glazed windows.

Bedroom four

Carpet, electric radiator, ceiling and wall lighting, uPVC double glazed window.

Second floor landing

Carpet, wall light, two storage cupboards.

Bedroom five

Carpet, ceiling light, uPVC double glazed window, electric radiator.

Bathroom

Carpet, low level WC, pedestal wash hand basin with light above, heated towel rail, ceiling light, tiled splashbacks, bath, extractor.

Bedroom six

Carpet, ceiling light, uPVC double glazed window, electric radiator.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: F

West Lindsey District Council

SERVICES

Mains electricity, water and drainage, oil, electric heating. The gas to the hob is provided by a gas cylinder.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of July 2024.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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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.





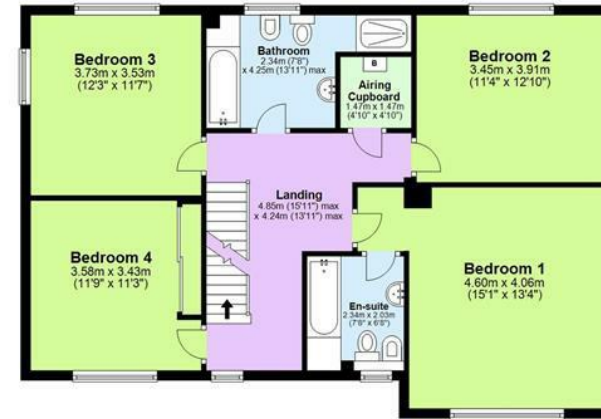
Ground Floor

Main area: approx. 142.1 sq. metres (1529.1 sq. feet)
Plus garages, approx. 32.5 sq. metres (349.5 sq. feet)



First Floor

Approx. 90.3 sq. metres (972.2 sq. feet)



Second Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



Main area: Approx. 283.5 sq. metres (3051.4 sq. feet)

Plus garages, approx. 32.5 sq. metres (349.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Church Farm, Newton on Trent

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