



The Barn, North Cliff Farm
North Carlton

MOUNT & MINSTER



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North Carlton

- Open countryside views
- Semi detached barn conversion
 - Open plan living
 - Four bedrooms
 - En suite
 - Bathroom
 - Terrace
- Insulated workshop with power and light
 - Landscaped formal garden
 - Solar panels



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INTRODUCTION

A unique opportunity to acquire a semi detached barn conversion with stunning open countryside views. The barn has been cleverly designed to maximise the views with open plan living accommodation to the first floor. The kitchen has a range of wall and base units along with an island unit, integrated appliances include a double oven, warming tray induction hob, and pop up extractor. There is also a separate walk in pantry area with shelving and units. The spacious open plan dining/living area benefits from a wood burning stove and a terrace which is accessed via bifold doors is the perfect spot to sit and enjoy alfresco dining and the evening sunsets. Velux windows with electric blinds further flood the space with light.

To the ground floor the accommodation briefly comprises, entrance hall, three bedrooms, bedroom four/study, en-suite and family bathroom. In the hallway there is also a utility area with space and plumbing for washing machine and dryer and houses the water cylinder. The high quality finish throughout includes solid oak flooring, aluminum double glazed windows and bi-fold doors, exposed beam and trusswork, exposed brick rounded pillars, and a solid Ash staircase.

LOCATION

The property is situated close to the popular village of North Carlton which enjoys a ridge setting about five miles north west of the Cathedral City of Lincoln benefiting from easy and convenient access into the City where there are a wide range of amenities and schooling including being located within the catchment area for the well renowned William Farr comprehensive school and The Queen Elizabeth High School in Gainsborough, along with Lincoln Minster and the Priory Academy LLST in Lincoln. There are also excellent public transport links to the A15 and A57 and the M180 is located about 25 miles north for access to the Humber Bridge and Humberside Airport.

The Barn is located down a private drive off the B1398 on the opposite side of the road to the main body of the village of North Carlton.

OUTSIDE

The property is located down a private driveway and has ample parking to the front with a formal garden with well planted stone built raised beds, a five bar wooden gate to the side provides access to the rear garden which has been designed with uniform stone built raised beds, open countryside views lie to the side and rear of the property, there is also a garden shed and workshop which is insulated with power and light. The property is also fully wired for an electric car charging point.

The solar panels on the roof of the workshop are well positioned to maximise efficiency, without detracting from the aesthetics of the garden.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: E

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: C





SERVICES

Mains water, drainage is to a septic tank, electric heating from solar panels.

VIEWINGS

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

PARTICULARS

Drafted following clients' instructions of September 2024.

ADDITIONAL INFORMATION

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

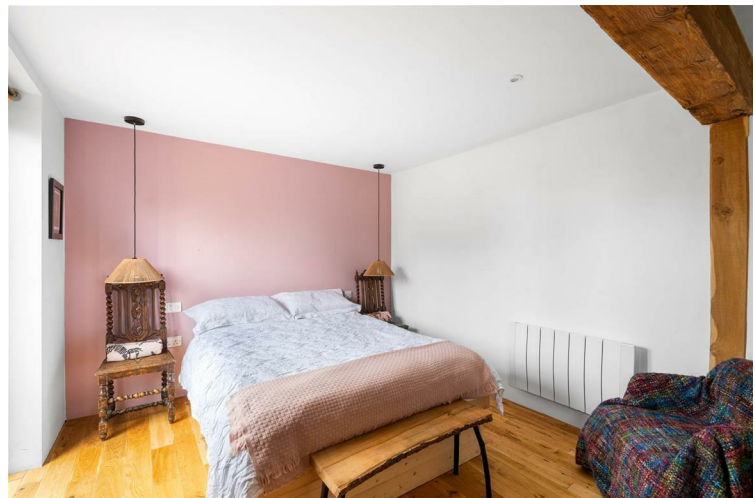
T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER IDENTITY CHECKS

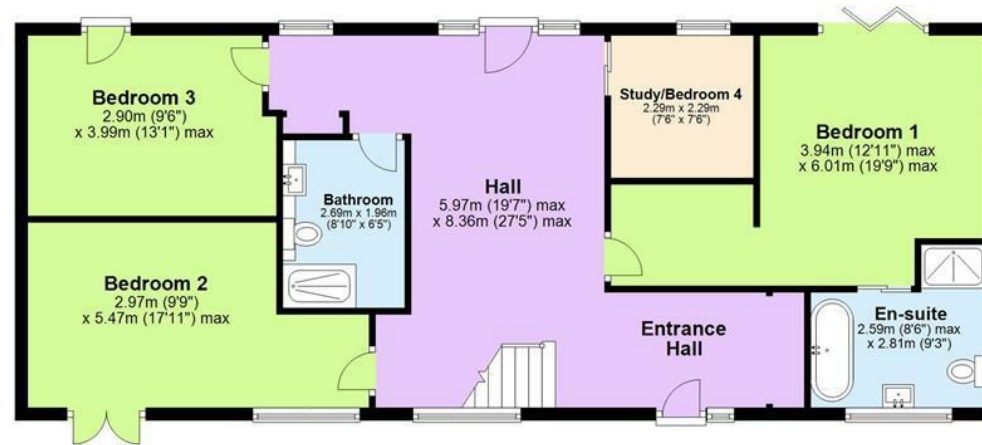
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Ground Floor

Approx. 91.3 sq. metres (982.9 sq. feet)



First Floor

Approx. 92.5 sq. metres (995.4 sq. feet)



Total area: approx. 183.8 sq. metres (1978.2 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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Atton Place, 32 Eastgate,
Lincoln, LN2 1AQ

Tel: 01522 716204

Email: info@mountandminster.co.uk

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