



1 High Walks Cottage  
Haddington

MOUNT & MINSTER



# 1 High Walks Cottage

Haddington

A charming country cottage, completely renovated from top to bottom to create a high quality home in a quiet and picturesque rural setting.

- Character Cottage
  - Rural Views
- Open-Plan Living Kitchen
- Additional Reception Room
  - Two Bedrooms
  - Bathroom & W.C.
  - Utility/Plant Room
- Under Floor Heating
  - Private Parking
  - Lawned Garden



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#### DESCRIPTION

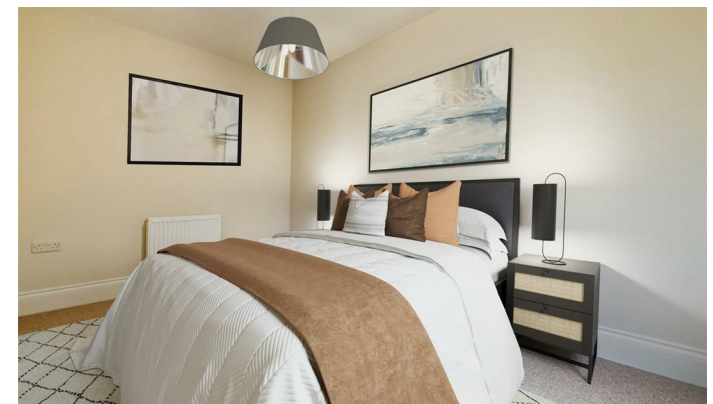
An idyllic semi-detached country house, newly renovated to an exceptional standard to create a warm and inviting home that offers the best of both worlds, contemporary elegance in a character residence. Accommodation includes an open-plan kitchen with integrated appliances and a large island with bar area, complemented by space for living furniture or dining if preferred. An additional reception room allows for further flexible living, ideal as a snug, home office, playroom or dining room. There is a ground floor W.C. together with a separate utility room or boot room. Upstairs there are two bedrooms and a bathroom with both a bath and a separate walk-in shower.

#### OUTSIDE

The property is approached up a sweeping gravel driveway to a large private parking area with ample space for multiple vehicles. There is an electric car charger installed and a small rear garden that is predominately laid to lawn.

#### LOCATION

The property is located up Stone Lane which is a quiet country lane with no through traffic. The village of Haddington lies within easy commuting distance of the market town of Newark-on-Trent which has fast rail links to London Kings Cross as well as access onto the A1. The Village is conveniently situated for access onto the historic Cathedral City of Lincoln, whilst a range of amenities, shops and leisure facilities are located in nearby Witham St Hughes, Bassingham and North Hykeham.





#### **SCHOOLS**

There is a range of excellent education facilities nearby with good primary schools located at both Bassingham and Witham St Hughes as well as access to a range of good secondary schools including the Priory LSST in Lincoln.

#### **SERVICES**

The property is centrally heated throughout (air source) with under floor heating to the ground floor. Mains water and electricity are connected, with drainage to a newly installed private plant.

#### **ENERGY PERFORMANCE**

Rating: B

#### **COUNCIL TAX**

Band: TBC

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession upon completion.

#### **VIEWING**

Strictly by prior arrangement with the Sole Agents (01476 851400).

#### **ADDITIONAL INFORMATION**

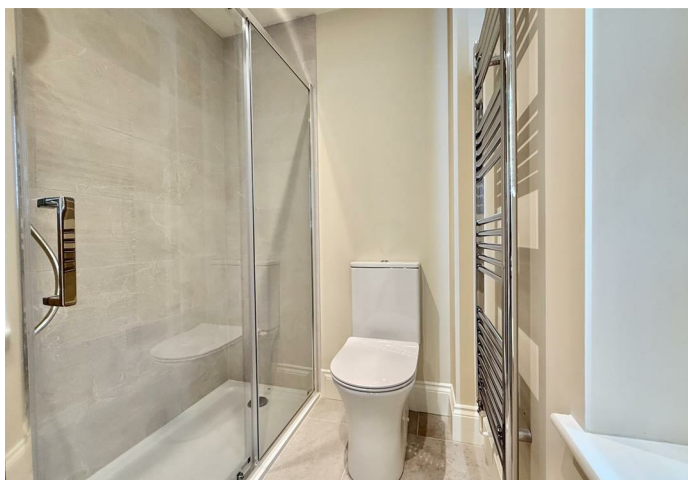
For further information, please contact Mount & Minster:

T: 01476 851400

e: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

#### **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.





## 1 Highwalks Cottage



**Approx. Gross Internal Floor Area 90.11 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



