



Baxters Cottage  
North Carlton

MOUNT & MINSTER







## Baxters Cottage North Carlton

Baxters Cottage is a charming detached four bedroom cottage nestled in the popular village of North Carlton.

- Character Detached Cottage
- Principle Bedroom with Ensuite and Walk in Wardrobe
  - Three Further Bedrooms
    - Family Bathroom
    - Large Sitting Room
      - Dining Room
      - Garden Room
      - Double Garage
- Landscaped Gardens and Paddock
  - EPC: E



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## INTRODUCTION

Baxters Cottage is an excellent opportunity to acquire a charming four bedroom cottage full of character and light. The property retains the traditional character of a cottage whilst offering the space and light of modern living through sympathetic renovations.

## LOCATION

North Carlton is a village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated about 5 miles (8.0 km) north from the cathedral city and county town of Lincoln. Transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station (5 miles) and nearby Newark (30 minutes) has trains to and from Kings Cross every 30 minutes from 1hr11m. There are frequent trains to Nottingham. Several A roads also serve the city, including the north to south A15, the A46, the A57 and the A158.

## OUTSIDE

The property stands with garden all around it in approximately half an acre (stms) and benefits from stunning views of the surrounding countryside. The graveled drive offers parking for multiple cars. There is double garage with individual roller shutter doors, summer house strategically positioned to capture the best of the day, and a number of other outbuildings providing ample storage. To the rear of the property is a post and railed paddock allowing further versatility.







## ACCOMMODATION

Briefly comprising, dual aspect sitting room with log burner, kitchen with fitted base and wall units and central island, dining room with engineered oak flooring, running through to the garden room with triple aspect windows showcasing the stunning views. A back hall with quarry tiled floors leads to the utility room, housing the oil fired boiler, and a downstairs shower room with loo and butlers sink.

Upstairs there are three bedrooms with excellent views, a family bathroom featuring a roll top, claw footed bath, walk in mains shower, pedestal sink and wc. The principle bedroom has an ensuite with mains shower, basin and loo, it also benefits from a large walk in wardrobe.

## SCHOOLS

There are plenty of good schools in the area, including grammar schools. The nearest school, Scampton CofE Primary, is rural, a mile away and very good. Lincoln Minster School is an all-through independent in the heart of the city and is extremely popular for those seeking private education for their children aged 2 - 18 years old.

## METHOD OF SALE

Private Treaty

## TENURE

Freehold with vacant possession upon completion.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E





**COUNCIL TAX BAND**

Band: E  
West Lindsey District Council

**SERVICES**

Mains, electricity, water and drainage.  
Oil central heating.  
Wood burning stoves.

**VIEWINGS**

By prior arrangement with the Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of January 2025.

**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.

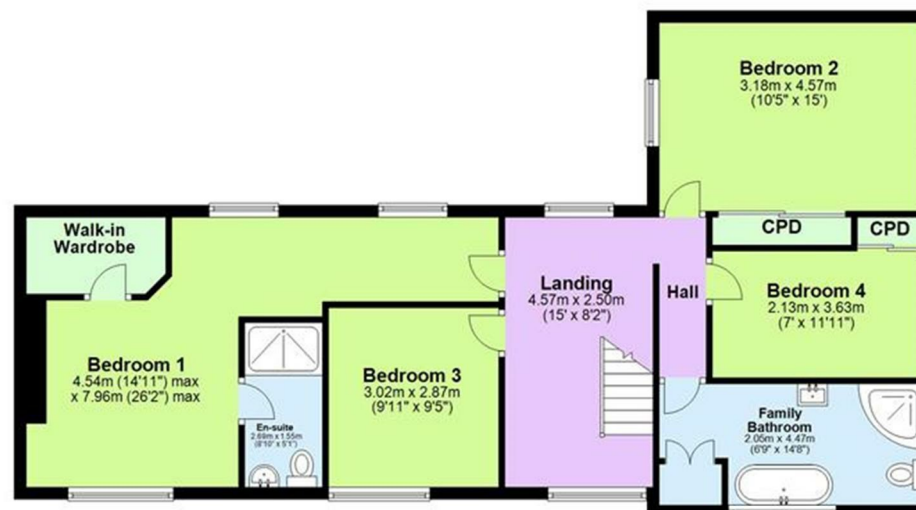






### First Floor

Approx. 85.8 sq. metres (924.1 sq. feet)



Main area: Approx. 209.5 sq. metres (2255.0 sq. feet)

Plus outbuildings: approx. 41.8 sq. metres (450.2 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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