

The Pointed House

Brant Broughton



MOUNT & MINSTER



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A substantial village home offering spacious living and glorious gardens in a secluded and peaceful setting.

DESCRIPTION

Tucked away on a quiet lane in the heart of this pretty, 'chocolate-box' village, The Pointed House offers the discerning buyer the opportunity to acquire an attractive and spacious residence with ample living accommodation for all the family. Accommodation briefly includes a generous kitchen with a large bay window providing a vista over the glorious gardens, a dining room for formal entertaining, a sitting room with a log-burning stove, a prominent garden room with high ceilings and further views over the surrounding gardens, a study space, separate laundry and boot rooms, x bedrooms and three bathrooms, including two ensembles.

OUTSIDE

Gated access leads through to a large paved driveway with ample private parking for multiple vehicles. There are two carport bays at one end of the driveway, with an additional vehicle access to the garage as well.

The gardens offer a plethora of trees, beds and shrubs complemented by water features and lawns. There a multiple paved terraces providing superb areas for outdoor dining and entertaining.

LOCATION

Brant Broughton is an attractive village situated north of the A17 approximately 12 miles south of Lincoln and 8 miles east of Newark. Amenities include: village shop, The Generous Briton public house, fire station, a busy village hall, Methodist Church, Quaker Meeting House, and the Parish Church of St Helens. Further services are located in neighbouring Navenby and Leadenham.

Newark and the A1 provide superb transport links, with the nearby station providing quick and convenient access to both the North and London Kings Cross (approx 1hr15mins).

Both Lincoln and Newark are in close proximity. Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle - home to the famous Magna Carta, it is safe to say that Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named 'Steep Hill' features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. There is also the Brayford Waterfront - home to the University, cinema, bars, cafes and restaurants, some with fabulous views over the Marina. This combination of ancient and modern urban living makes any village near Lincoln the perfect place to live.

Just along the A17 (half a mile) the charming market town of Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark's fascinating heritage is ripe for exploration with enchanting historic sites such as Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. The town enjoys family friendly attractions such as a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores in Newark town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts. There are also a good range of antique shops and a large Waitrose.



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SCHOOLS

There is a convenient primary school in the village which benefits from a 'Good' Ofsted rating and offers pre-school and after school clubs.

Lincoln Minster (15 miles), The Priory and Carre's Grammar in Sleaford (8 miles) as well as The Kings' School and Kesteven & Grantham Girls' School in near-by Grantham (10 miles) are in close proximity. Kesteven and Sleaford High is a selective academy for girls. Nearby Newark offers several Primary, Secondary and 6th Form establishments with two secondary education academies and Highfields independent school.

SERVICES

The dwelling is centrally heated throughout (oil) and is connected to mains water, drainage and electricity.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

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

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

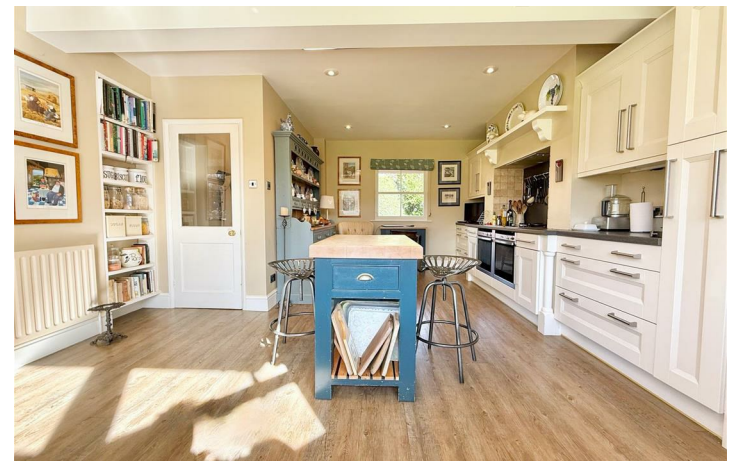
T: 01476 851400

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BUYER IDENTITY CHECKS

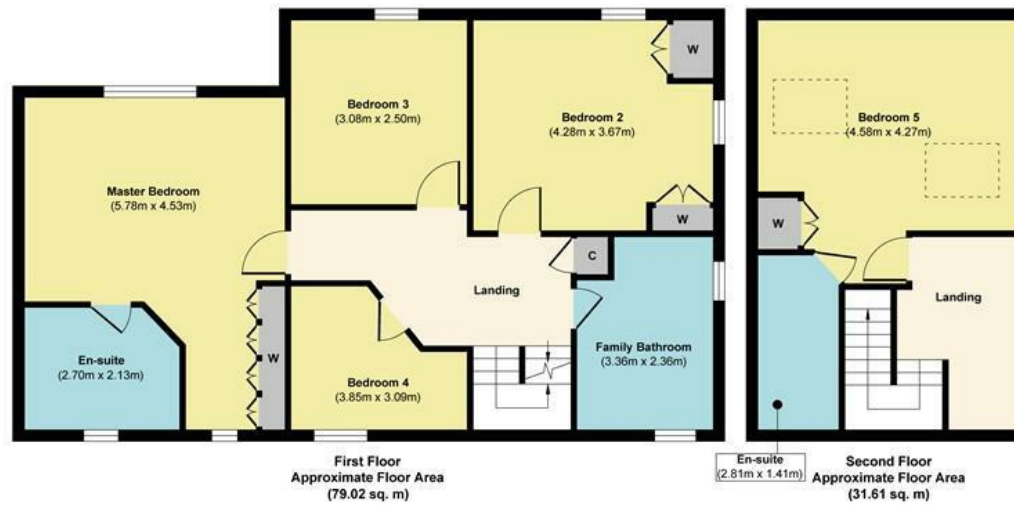
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money







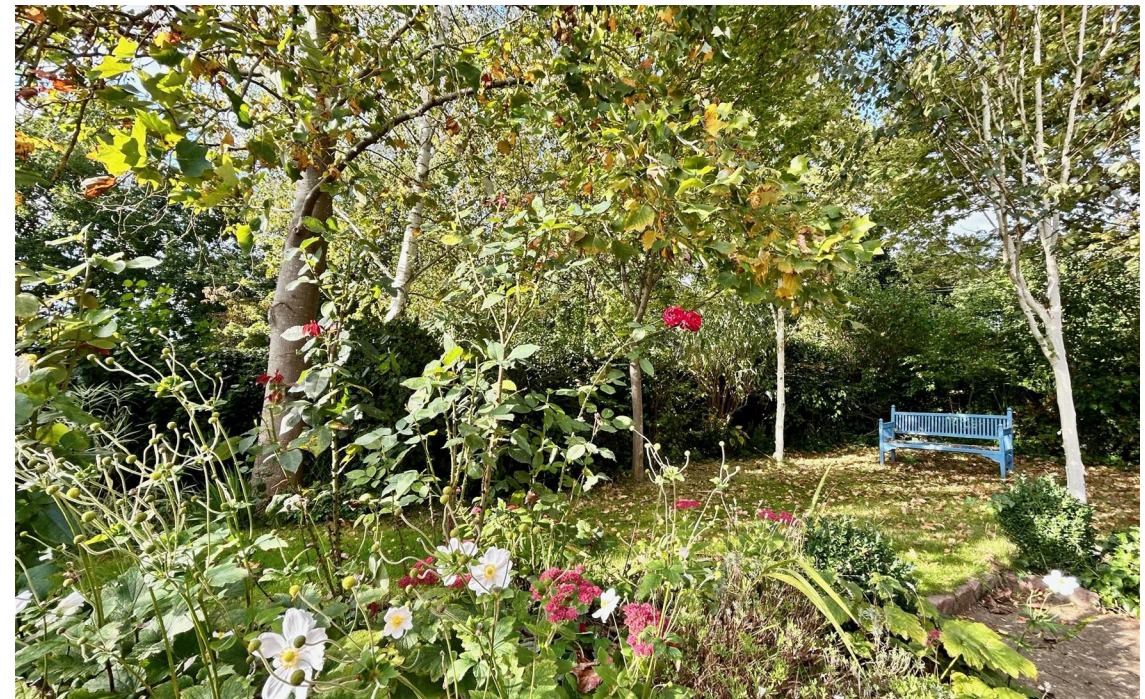
The Pointed House, Brant Broughton



Approx. Gross Internal Floor Area 249.94 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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