



## Mill Cottage

Stapleford

MOUNT & MINSTER



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Stapleford

Tucked away in a tranquil and picturesque position, this charming country cottage enjoys large rooms and versatile accommodation with glorious views over the extensive gardens, private paddock and beyond.

## DESCRIPTION

Situated down a quiet lane on the edge of a protected nature reserve, Mill Cottage is a stunning 1.7 acre small holding that offers character living in a charming home that was only built in 2013 with modern materials and an energy efficient ground source heat pump.

Accommodation includes a spacious lounge with vaulted beams and a commanding fireplace with a log burner, a country kitchen-diner complemented by a utility room, a large ground floor bedroom with an equally impressive ensuite, a further double bedroom on the first floor with yet another bathroom, together with a spacious study area that could make a flexible third bedroom if required.

## OUTSIDE

The property is approached through double gates onto a gravel driveway with ample parking for multiple vehicles. There is direct vehicular access to the garage with an electric door and raised lawns sweeping towards a summerhouse. There are additional gardens to the side of the property with a prominent water fountain and a greenhouse to the rear. The paddock is fenced and is accessed through multiple gates.

At the bottom of the garden is a range of outbuildings, suitable for various uses, as well as a poly tunnel and a gate out onto the nature reserve.

## LOCATION

The quaint and pretty village of Stapleford is located conveniently just 6 miles north east of the popular market town of Newark. The Cathedral City of Lincoln is situated a mere 9 miles away. Other commutable town and cities include Grantham, Sleaford, Grantham and Nottingham.

Extensive shopping facilities can be found in nearby Newark or Lincoln. Newark provides a direct train service to London King Cross (approx 1hr 10mins). The A1 is situated 5 miles to the west.

Nearby Bassingham is well serviced with two shops (one incorporates a post office and the other a butcher and delicatessen) as well as two public houses, hair dressers, a doctors surgery with dispensary and a respected primary school. A large village hall provides sporting facilities and clubs.

## SCHOOLS

Bassingham Primary School is rated good by Ofsted, with Witham St Hughes Academy close by, rated outstanding. The area has a wealth of favourable secondary schools including Sir Robert Pattinson Academy, Sir William Robertson Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School.

## SERVICES

The property has central heating throughout (ground source heat pump) with mains water, drainage and electricity.

## ENERGY PERFORMANCE

Rating: TBC



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### COUNCIL TAX

Band: D

### METHOD OF SALE

The property is offered for sale by Private Treaty.

### TENURE

Freehold with vacant possession upon completion.

### VIEWING

By prior arrangement with the Agents (01476 851400).

### ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 851400

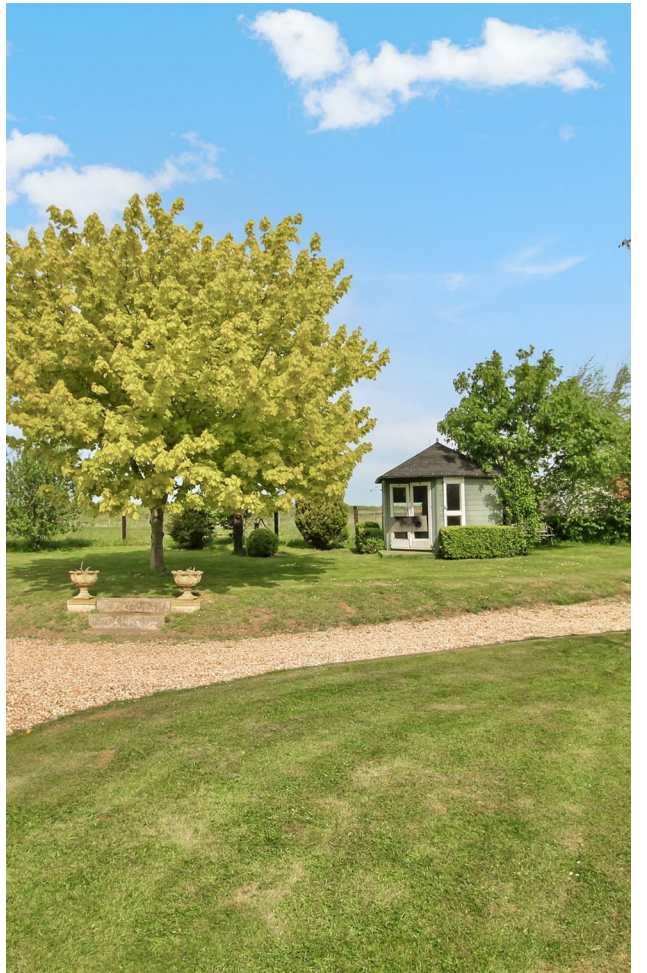
e: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

### 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.







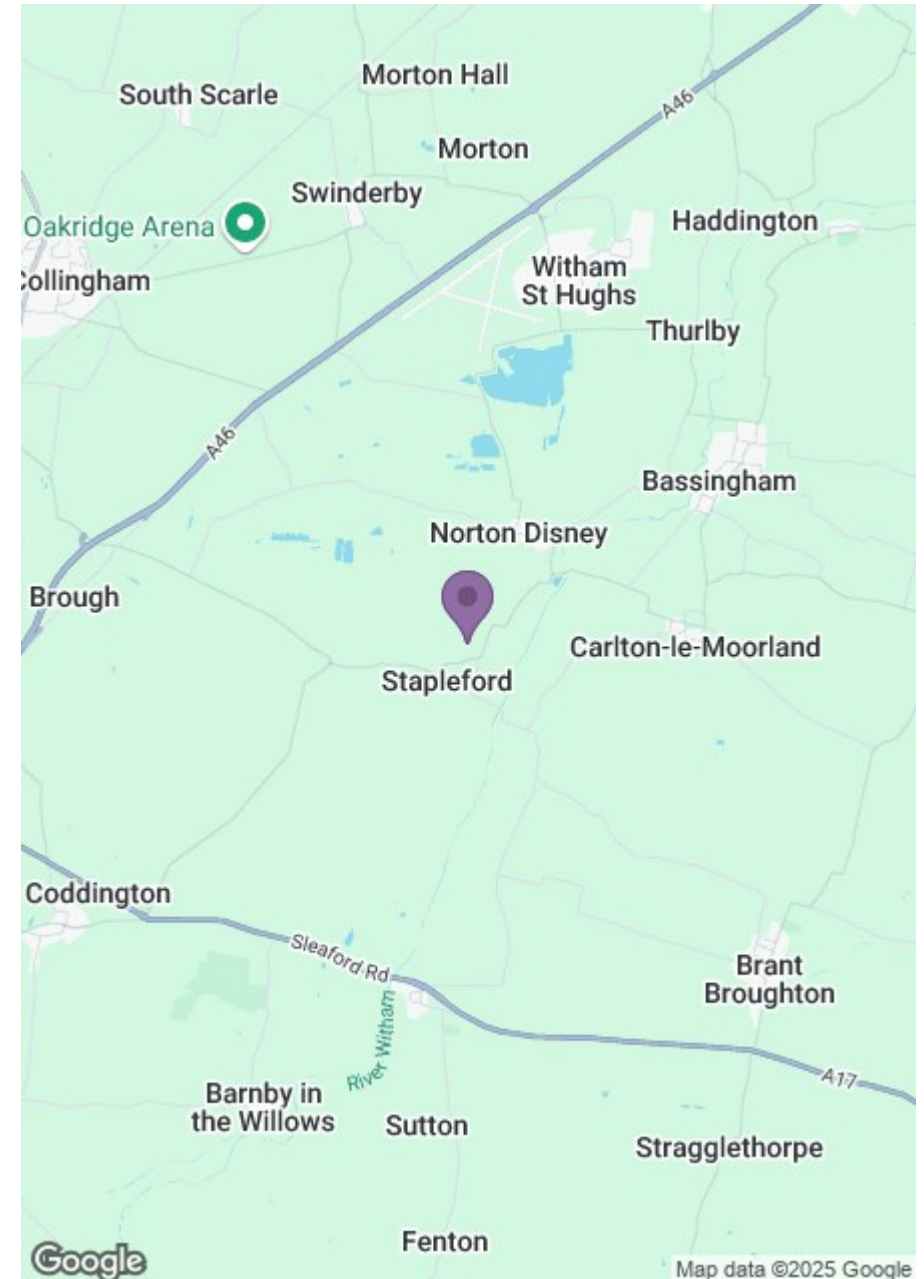
## Brecks Lane, Stapleford



**Approx. Gross Internal Floor Area 2341 sq. ft / 217.61 sq. m (Including Outbuildings)**

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

Produced by Elements Property





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