

# Hare Park

Navenby

MOUNT & MINSTER







# Hare Park

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Tucked away in a secluded and rural setting and sitting in 6.73 acres, this pretty equestrian holding offers country living at its finest with a spacious farmhouse complemented by ample stables and outbuildings.

## DESCRIPTION

An attractive equestrian holding extending to some 6.73 acres in a rural yet hugely accessible location in close proximity to one of the most sought-after villages in Lincolnshire.

The charming detached period house enjoys spacious accommodation including three reception rooms on the ground floor and an extended breakfast kitchen with a cloakroom w.c. and a utility room. There are also six bedrooms with one bathroom and a separate shower room. The gardens to the main house are mainly laid to lawn with flower beds and trees. There is an orchard immediately opposite the principal dwelling with a gated vegetable garden adjoining.

## EQUESTRIAN FACILITIES

The property is accessed through a main gate up a long driveway that sweeps round in front of the house with an in-and-out driveway. The access track is also used by a neighbouring cottage. There are six fenced grass paddocks and a menage which are all served with water points at various supplies up the long gravel driveway. To compliment the land, the holding benefits from ten stables including a foaling box, together with a tack room, rug room and large barn.

## LOCATION

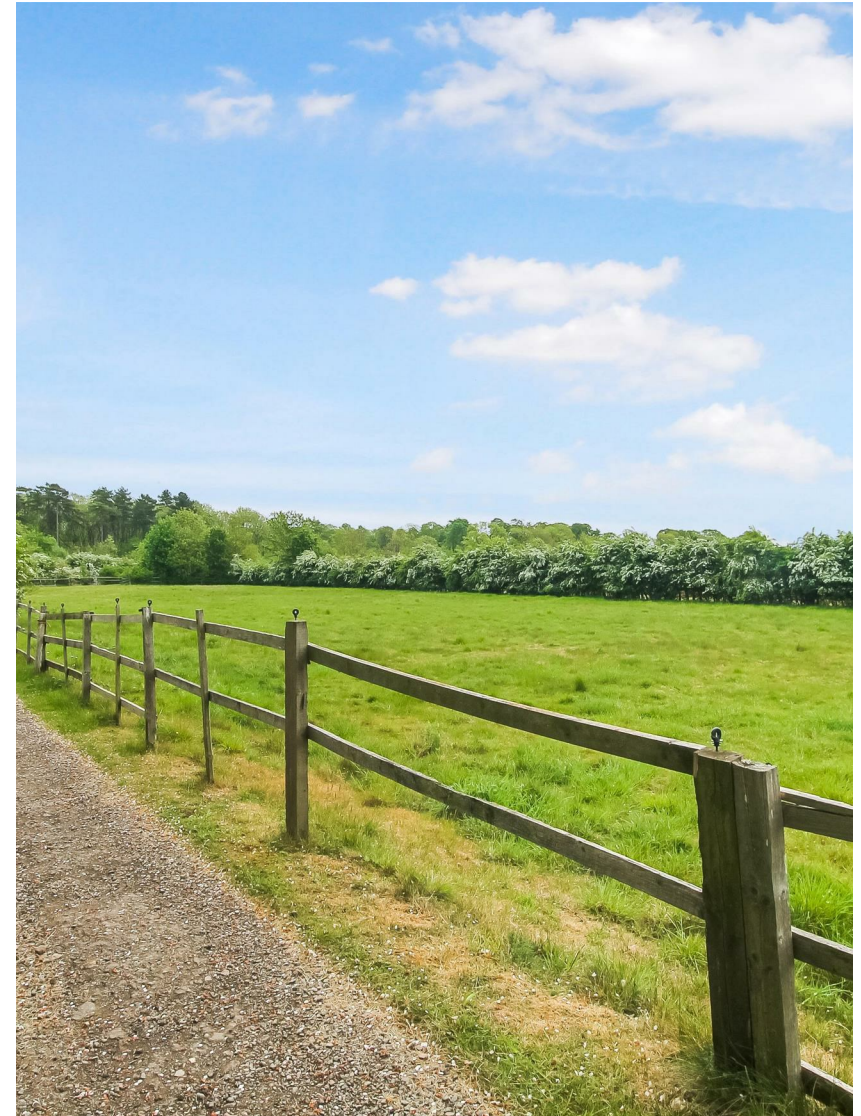
Navenby is an extremely sought-after Cliff Village, mainly due to its location (Lincoln - 9 miles; Sleaford - 10 miles; Newark - 14 miles), its local services, the views from the Cliff and some of the most attractive homes in the area.

Local amenities include an award-winning bakery, a butchers shop, a Co-Op foodstore, two pubs, florist, a pharmacy, an antiques centre, Indian and Chinese take-aways, barbers, beauty and hair salon, fish and chip shop, dress agency, ice cream parlour, tea rooms and a very active Community Centre.

Navenby was recently recognised by The Times national newspaper as one of the top five places to live in the UK.

## SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary school in the village itself, rated outstanding by Ofsted, as well as Happy Days Pre-School which also has a good rating. There is also a wealth of well-regarded secondary schools including, Kesteven and Sleaford High School for Girls, Carre's Grammar School in Sleaford and The Priory Academy LSST in Lincoln. There are also several private schools in the locality with Lincoln Minster School educating children between the ages of three and eighteen, Burton Hathow Prep School and St Hugh's School in Woodhall Spa.



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#### SERVICES

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

#### ENERGY PERFORMANCE

Rating: E

#### COUNCIL TAX

Band: TBC

#### METHOD OF SALE

For sale by private treaty.

#### TENURE

Freehold with vacant possession on completion.

#### VIEWING

By prior arrangement with the Agents: 01476 851400

#### ADDITIONAL INFORMATION

For further information, please contact Mount & Minster.

T: 01476 851400

@: [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.













# Hare Park, Navenby



**Approx. Gross Internal Floor Area 6211 sq. ft / 577.00 sq. m (Including Outbuildings)**

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

Produced by Elements Property





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Autumn Park Business Centre, Dysart  
Road, Grantham, NG31 7EU  
Tel: 01476 515 329  
Email: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

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