



Hall Farm Cottage
Aubourn

MOUNT & MINSTER

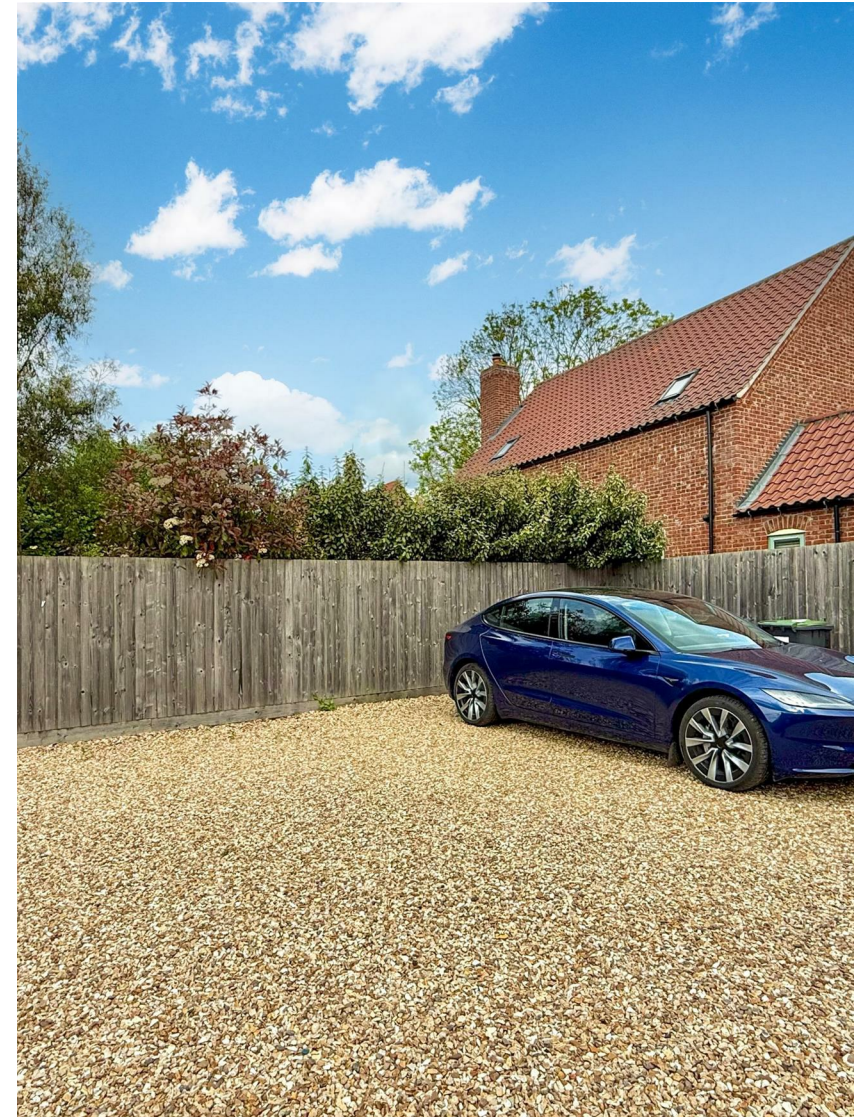


Hall Farm Cottage

Aubourn

A spacious and charming cottage with generous reception rooms and ample private parking in an attractive village that offers rural living, yet within close proximity to local transport links.

- Country Cottage
- Kitchen & Pantry
- Dining Room
 - Lounge
 - W.C.
- Three Double Bedrooms
 - Bathroom
- Lawned Garden
- Private Parking
- No Onward Chain



MOUNT & MINSTER

DESCRIPTION

Tucked away down a private gravelled driveway stands this splendid cottage with character features from top to bottom. Having undergone some modest refurbishment, this charming home enjoys accommodation that includes a kitchen with a large walk-in pantry and a dining room that leads directly to the lounge, both of which are of generous proportions. There is a w.c. cloak room located on the ground floor. To the first floor there are three large double bedrooms and a bathroom.

OUTSIDE

The property is approached onto a gravel driveway with private parking for multiple vehicles. A gate leads to a pathway with a storage shed on one side and the lawned garden on the other.

LOCATION

Aubourn is a small pretty village with a popular local pub and Aubourn Hall which hosts various events throughout the year. The neighbouring villages have local facilities and a selection of 'Good' Ofsted rated primary and secondary schools in close proximity. It is ideal for commuting with the A46 being accessible for travelling to Lincoln with its full range of facilities including a choice of well respected schools, shops, restaurants, the Cathedral quarter and leisure amenities. Also Newark Northgate has a fast rail link to London Kings Cross (approx 1 hr 20 mins).

SCHOOLS

Local primary schools include The South Hykeham Community Primary School, Witham St Hughes Academy and Manor Farm Academy . 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 and St Hugh's School in Woodhall Spa.





SERVICES

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

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: C

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 details, please contact Mount & Minster:

T: 01476 851400

E: info@mountandminster.co.uk

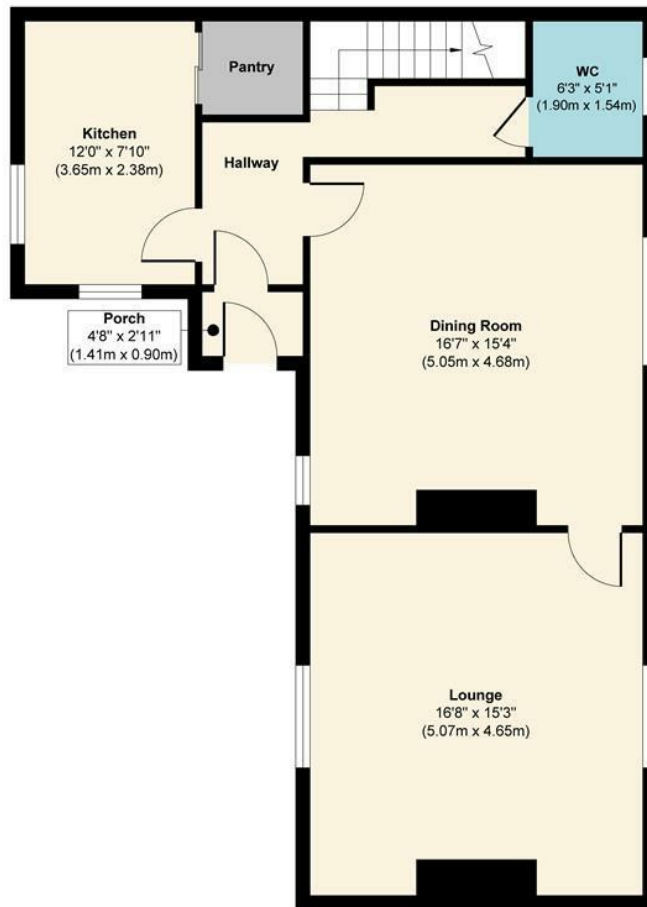
BUYER IDENTITY CHECKS

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.

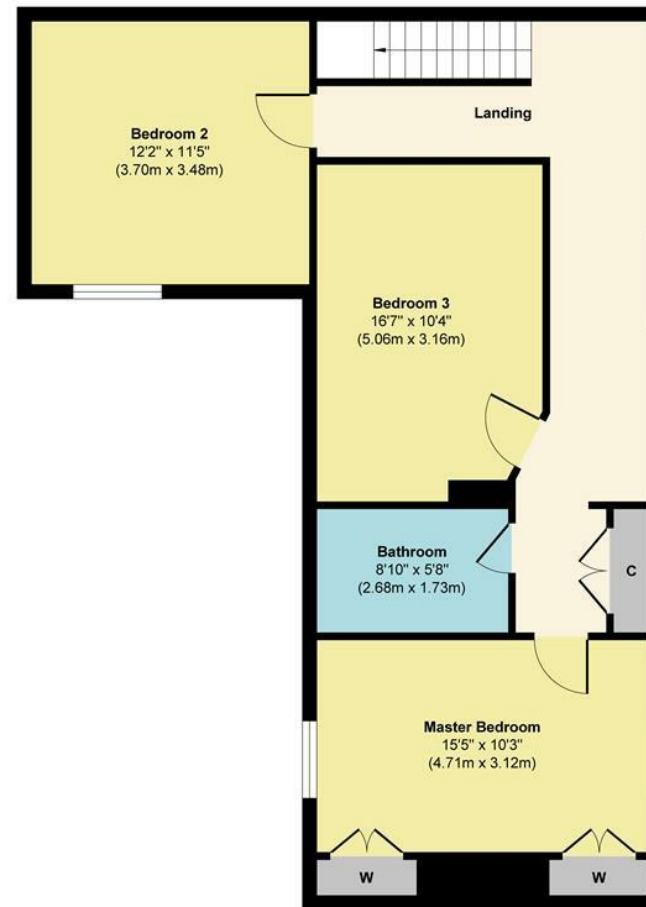




Royal Oak Lane, Aubourn



Ground Floor
Approximate Floor Area
785 sq. ft
(73.01 sq. m)



First Floor
Approximate Floor Area
769 sq. ft
(71.50 sq. m)

Approx. Gross Internal Floor Area 1554 sq. ft / 144.51 sq. m

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

Produced by Elements Property

