



Church View
Brauncewell

MOUNT & MINSTER



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Brauncewell

A private and secluded equestrian holding extending to 1.79 acres with spacious living and excellent entertaining space and the potential for a detached annexe.

DESCRIPTION

Tucked away down a quiet lane, yet within easy reach of local transport links, this splendid home enjoys ample outdoor space, landscaped grounds and attractive equestrian facilities while benefitting from open rural views over the surrounding countryside.

The living accommodation on offer briefly includes an open-plan country kitchen with bifold doors and an adjoining utility room. The main lounge has a log burner and is complemented by a conservatory at one end, together with a home office at the other. There is a further ground floor reception room that is presently used as a dining room. Upstairs there are four double bedrooms. The master bedroom enjoys a dressing room and an ensuite.

OUTSIDE

The principal residence benefits from an in-and-out double entrance with an extensive paved driveway providing ample space for parking for multiple vehicles. There are front lawns, together with an additional side lawn that provides an excellent space for outdoor entertaining.

The rear garden is predominantly laid to lawn with a kitchen garden. There is a double garage attached to the main dwelling, together a more recently constructed double garage with an attached outbuilding and a generous living space that's ideal for a range of uses including a home cinema, games room or more extensive office space. This entire structure would also be ideal for a more comprehensive conversion to an additional self-contained annexe, subject to planning.

East of the main house is an established cattery which is still in operation and could either be included as a going concern, or wound up in advance of the completion of the sale. Three stables are situated alongside another entrance off the lane, with a fenced paddock providing grazing.

LOCATION

The village of Brauncewell is perfect for rural living. The area is full of historic buildings including a small church. The nearby village of Navenby enjoys local services including an award winning butcher, Co-Op foodstore, bakery, two pubs, pharmacy, antiques centre, Indian and Chinese take-aways, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Village Hall.

Sleaford is situated just under 5 miles away and offers local residents an attractive, busy market town promoting traditional values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and the town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.



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SCHOOLS

The local village of Cranwell offers 'Outstanding' Ofsted rated Cranwell Primary School. With Lincoln Minster, The Priory Academy LSST, The Kings School, Kesteven and Grantham Girl's School, Carre's Grammar School and Kesteven and Sleaford High School all within easy reach of Brauncewell.

SERVICES

Ultra-fast fibre broadband is installed directly to the property. The property is centrally heated throughout (oil) with mains water, drainage and electricity all connected.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by prior appointment with the agents: 01476 851400

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster, Grantham:

T: 01476 515329

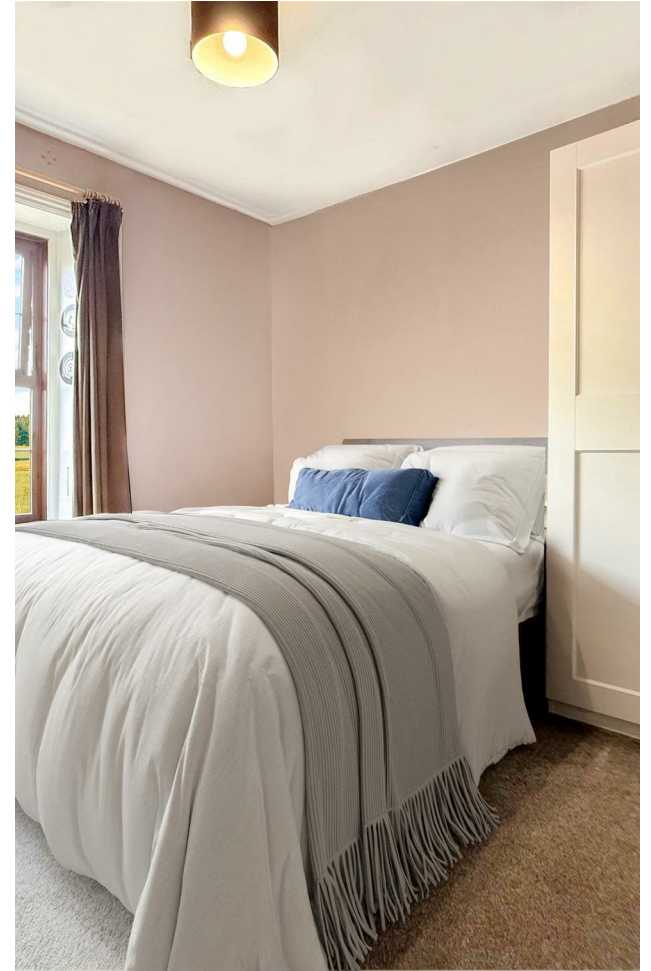
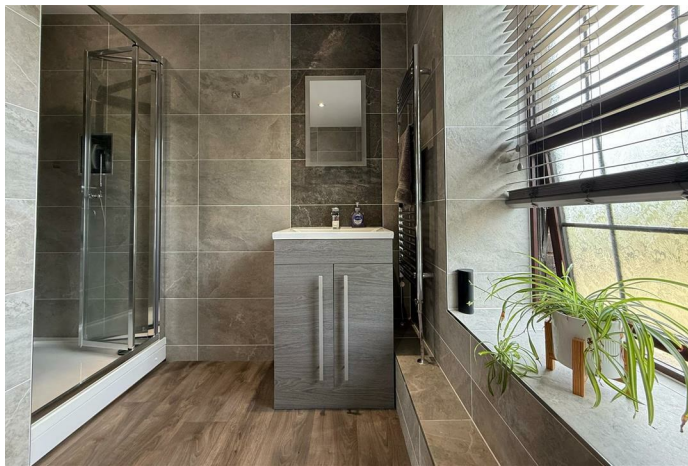
E: info@mountandminster.co.uk

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.







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Approx. Gross Internal Floor Area 3937 sq. ft / 365.98 sq. m (Including Garage & Outbuilding)

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

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