



Hall Farmhouse
Fiskerton

MOUNT & MINSTER



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A stunning farmhouse, having been extensively renovated and modernised from top to bottom, enjoying spacious grounds and surrounded by beautiful countryside from every angle.

- Detached Residence
- High-End Restoration
 - Versatile Living
 - Open-Plan Kitchen
 - Family Room
 - Lounge
- Five Double Bedrooms
 - Three Bathrooms
 - 0.65 Acre Plot
 - Garage



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DESCRIPTION

Tucked away down a quiet lane on the edge of a popular village, this splendid private home has been meticulously renovated and restored to its former glory with very little expense spared. Benefitting from a modern feel yet retaining a lot of the original features of the period farmhouse, this glorious residence offers modern living in an elegant home. Accommodation briefly includes two entrance halls with the rear one acting as a convenient boot room as well, there are two principal reception rooms, one with a log burner and the other with doors out into the garden, a modern kitchen with a central island with yet further access out into the rear garden, a utility room located just off the rear hall, downstairs W.C., as well as a versatile private office space located away from the main house and enjoying an ensuite and therefore ideal as fifth ground floor bedroom if required. The first floor benefits from four double bedrooms with another ensuite to the master and family shower room.

OUTSIDE

The property is accessed through a gate onto a large gravel driveway with ample private parking for multiple vehicles. There is an additional pedestrian gate off the lane. The gardens are predominately laid to lawn with large trees to the boundary and well-established hedges. There is paving both to the front, side and a larger area to the rear providing an ideal space for outdoor dining and entertaining.

LOCATION

The best of both worlds: rural living within walking distance to local amenities. Just a short stroll down the lane you're greeted by the warm, inviting atmosphere of the Carpenters Arms – a family-run award winning pub known for its friendly vibe and hearty home cooked cuisine. Fiskerton Fen Nature Reserve, a mere 4-minute drive or an 11-minute bike ride away, provides a perfect retreat into nature. The nearby River Witham offers scenic walks and opportunities for boating and fishing. Weekends can be spent exploring the local countryside, visiting the nearby nature reserves, or enjoying a meal at one of the charming local pubs. Fiskerton's community is warm and welcoming, with local events and activities fostering a strong sense of belonging.





For families with young children, Fiskerton CE Primary School, rated “Good” by Ofsted, offers excellent educational standards and is just a 6-minute drive from your new home. Pembroke Secondary School, part of the acclaimed Priory Federation of Academies Trust, is only a 7-minute drive away, providing top-tier education close by. Additionally, Cherry Willingham, just a short 5-minute drive, offers convenient amenities including a Co-op food store, a doctor's surgery, and a selection of takeaways, ensuring everything you need is right on your doorstep.

Commuting is easy with Lincoln's eastern bypass just 5 minutes away, providing direct routes to both ends of the city. Fancy a trip to Newark? You'll be there in under 30 minutes via the A46. For those city escapes, Newark Northgate Station offers a direct line to London Kings Cross in just 1 hour 20 minutes, and Lincoln train station provides a 1 hour 40 minutes direct service to the capital.

SERVICES

The property enjoys air source heating with underfloor to the ground floor room. There is mains water and electricity, with drainage out to a private treatment plant.

ENERGY PERFORMANCE

TBC

COUNCIL TAX

TBC

METHOD OF SALE

For sale by Private Treaty.

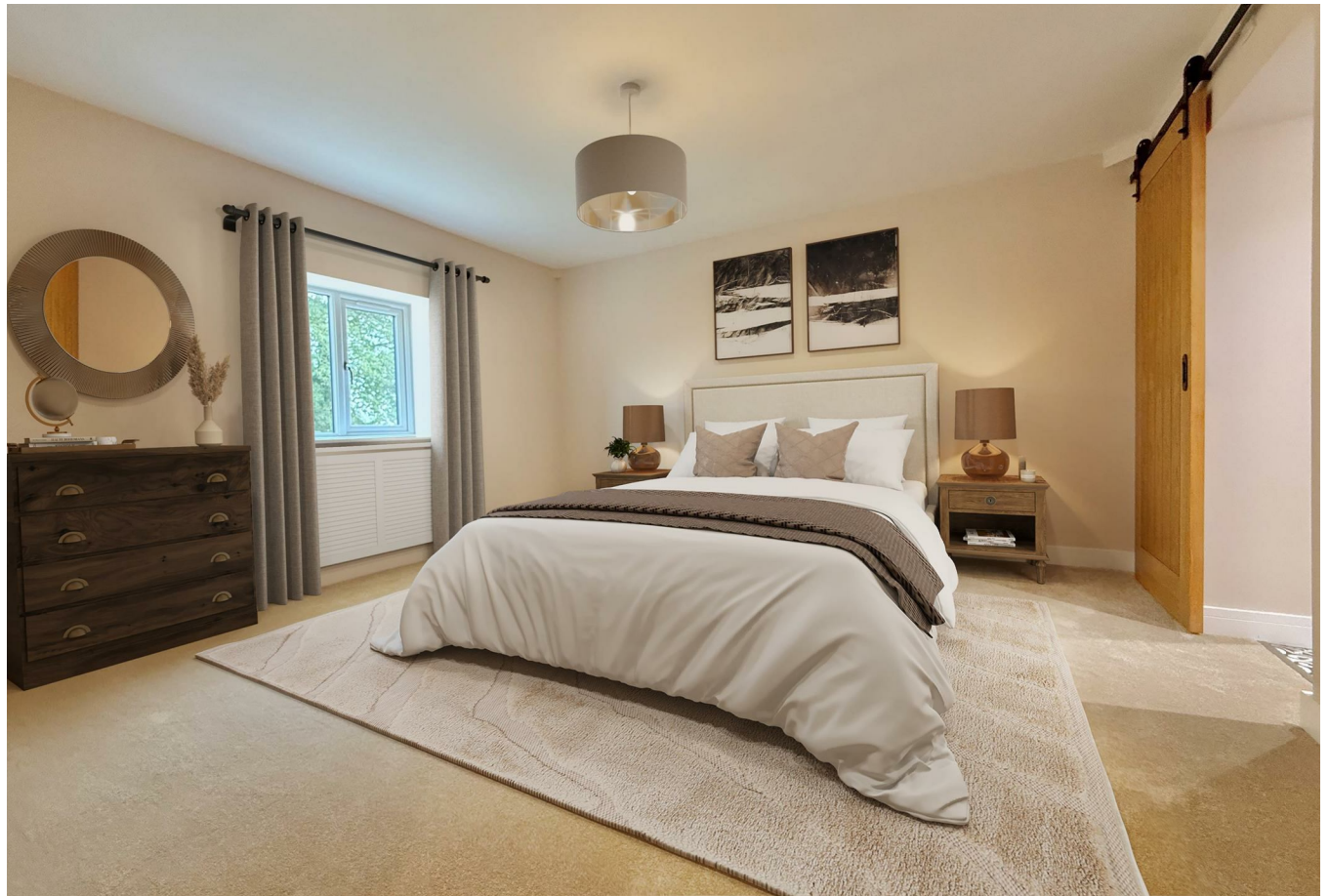
TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly with appointments made in advance with Mount & Minster.





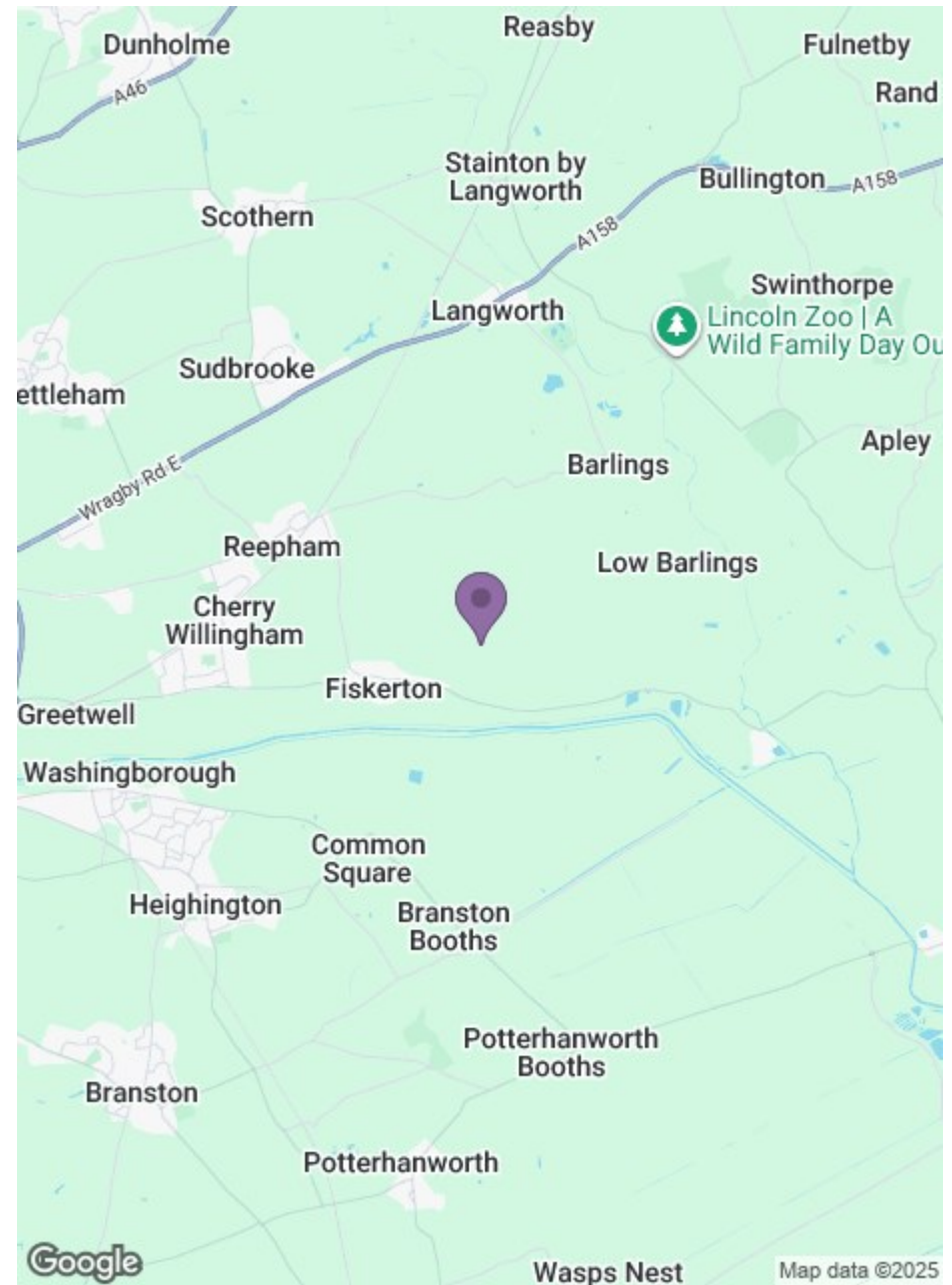
Hall Lane, Fiskerton



Approx. Gross Internal Floor Area 2059 sq. ft / 191.40 sq. m

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

Produced by Elements Property



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