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Norton Disney, Lincoln, LN6 9JP

Asking Price £1,000,000



Property Description

Norton Disney Lodge is a wonderful family residence located in an enviable rural position with surrounding open field views. The living accommodation is in excess of 3100 sq. ft, and is surrounded by idyllic grounds of approximately 28 acres (STS) which include formal lawns, amenity grass land (suitable for equine purposes) and woodland. The property is complemented by a range of modern outbuildings and store. Viewing is key to appreciate the space and tranquility this home has to offer. E.P.C rating E.

NORTON DISNEY

Norton Disney is ideally located for people looking for countryside living combined with easy access to nearby market towns and cities. It has a pub/restaurant, a church, and a thriving village community which hosts a range of activities throughout the year. The nearby village of Bassingham offers a wider range of facilities and the historic market town of Newark (9 miles) and the cathedral city of Lincoln (13 miles) offers shopping, eatery and cultural amenities. The Village is within easy reach of the A46 and the A1 allowing for quick connections both locally and across the country. A direct mainline train service to London King's Cross can be accessed from Newark.

ENTRANCE HALL

Accessed via upvc entrance door with obscured side window, further door opening in to the main hallway.

HALLWAY

Solid wood flooring with stairs rising to the first floor.

LOUNGE

21'8" x 20'0" (6.6 x 6.1)

(max measurements) Double glazed bay window to front, double glazed window to side, coved ceiling, radiator and log burner inset to chimney.



HOME OFFICE

20'3" x 8'11" (6.17 x 2.72)

Four double glazed windows and two radiators.

DINING ROOM

18'8" x 13'10" (5.69 x 4.22)

(max measurements) Double glazed bay window to front, double doors to the kitchen, two radiators and coved ceiling.

DINING KITCHEN

24'7" x 19'3" (7.49 x 5.87)

(max measurements) L-shaped, the kitchen has a range of wall and base units with a built in NEFF oven and microwave, integrated fridge, dishwasher, sink with three taps and food disposer, large 4 door AGA stove and induction hob. The dining area has tiled flooring and doors leading to the conservatory.

CONSERVATORY

17'8" x 16'7" (5.38 x 5.05)

Of brick and solid wood construction, this beautiful conservatory has windows to three elevations and doors opening to the garden. Four electric radiators.

CLOAKROOM

Doors to the utility and WC with wash hand basin and tiled flooring.

UTILITY ROOM

Window to the rear aspect, door to the rear and base units with sink and drainer.

WC

Obscured window to rear aspect and low level WC.

PANTRY

Large pantry cupboard located off the kitchen with window to rear, shelving and ample storage.

BOOT ROOM

Large double glazed door with further windows and door leading to kitchen area.



FIRST FLOOR LANDING

Loft access, window to rear and large storage cupboard.

BEDROOM ONE

13'11" x 13'5" (4.24 x 4.09)

Two double glazed windows and radiator.

DRESSING ROOM

Walk in wardrobe with window to rear and ample storage.







EN-SUITE

Obscured window to rear aspect, tiled flooring, heated towel rail, extractor fan, shaver point and three piece suite comprising of a low level, curved shower cubicle and 'his and her' sinks.

BEDROOM TWO

15'1" x 10'5" (4.6 x 3.18)

Double glazed window to front aspect, radiator and ample built in storage and wardrobes.

BEDROOM THREE

10'5" x 10'2" (3.18 x 3.1)

Double glazed window to front aspect, radiator, built in wardrobes and wash hand basin.

BEDROOM FOUR

10'5" x 8'10" (3.18 x 2.69)

Double glazed window to front aspect and radiator.

BEDROOM FIVE

9'5" x 9'0" (2.87 x 2.74)

Double glazed window to side aspect, radiator and wash hand basin.

FAMILY BATHROOM

Obscured double glazed window to rear aspect, tiled walls, extractor fan and a four piece suite comprising of a low level WC, wash hand basin inset with vanity unit below, shower cubicle with steam facility and jacuzzi bath.



OUTSIDE

Norton Disney Lodge extends to 28 acres and comprises landscaped gardens surrounding the house. Two grass amenity paddocks totaling approximately 11.5 acres and a further 15 acre formal area of

The formal gardens are laid mainly to lawn and include mature shrubs, trees and plants and idyllic seating areas. There is also a vegetable and herb garden and greenhouse. The two grass fields lend themselves to a variety of amenity uses including horses and ponies. The mixed woodland planted in the early 1990's is approaching maturity and offers a haven for wildlife.



AGRICULTURAL BARN

40'0" x 30'0" (12.19 x 9.14)

DOUBLE GARAGE

23'11" x 21'7" (7.29 x 6.58)

Electric roller door, power and light.

WORKSHOP

21'7" x 15'1" (6.58 x 4.6)

Timber structure with double doors, personnel door, power and light.

SECURE STORE

17'7" x 10'6" (5.36 x 3.2)

Brick structure two windows, power and light.

LOCAL AUTHORITY

North Kesteven District Council.

SERVICES

Mains electricity and water are connected. There is private drainage to a modern septic tank system. Central heating is oil fired.

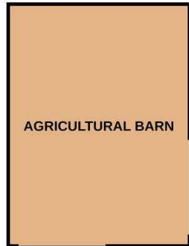
TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office.

OUTBUILDINGS
2279 sq.ft. approx.



AGRICULTURAL BARN



DOUBLE GARAGE



WORKSHOP



HOME GYM

GROUND FLOOR
2051 sq.ft. approx.



1ST FLOOR
1190 sq.ft. approx.



TOTAL FLOOR AREA: 5430 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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