



High Street, Brant Broughton, Lincoln

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OLIVER REILLY 



# High Street, Brant Broughton, Lincoln

Guide Price £375,000 - £395,000

- BEAUTIFUL GRADE II LISTED PERIOD COTTAGE
- THREE SIZEABLE RECEPTION ROOMS
- STUNNING CONTEMPORARY KITCHEN
- DETACHED DOVECOTE & OUTBUILDINGS
- MAGNIFICENT & WELL-APPOINTED PRIVATE GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- IDYLIC VILLAGE. CLOSE TO MAIN ROAD LINKS
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- DETACHED TIMBER STUDIO & HOME OFFICE
- VIEWING ESSENTIAL! Tenure: Freehold.



**ENTRANCE HALL:** 5'4 x 4'8 (1.63m x 1.42m)  
Accessed via a wooden external front door, providing complementary patterned ceramic tiled flooring, exposed ceiling beams and a light fitting. Access into the dining room.

**DINING ROOM:** 14'8 x 13'4 (4.47m x 4.06m)  
A well-proportioned reception room, providing carpeted flooring, heavily exposed ceiling beams with light fitting, four wall light fittings, a double panel radiator, exposed and supporting cast-iron pillar. Multi-paned hardwood windows to the front elevation. Access into the dining kitchen and an open archway into the inner hallway. Max measurements provided.

**INNER HALLWAY:** 11'5 x 6'9 (3.48m x 2.06m)  
With continuation of the carpeted flooring, staircase with two hand rails rising to the first floor. Retained cold slab. Exposed ceiling beams with light fitting, smoke alarm and a double panel radiator. Access into the open-plan dining kitchen. Max measurements provided.

**OPEN-PLAN DINING KITCHEN:** 13'10 x 13'5 (4.22m x 4.09m)  
Of stunning contemporary design. Providing patterned ceramic tiled flooring. The eye-catching plum kitchen provides a wide range of fitted wall, drawer and base units with complementary Dekton work surfaces over, up-stands and white bevelled wall tiled splash-backs. Inset 1.5 bowl 'INNOVA' stainless steel sink with flexi-spray mixer tap and drainer. Integrated 'SMEG' electric double oven with warming drawer, separate six ring induction hob and stylish 'ELICIA' extractor hood above. Freestanding American fridge freezer (included in the sale) Integrated dishwasher, fridge freezer and washing machine, Fitted larder storage cupboard. Central dining island with further fitted base/ drawer units and pull-up power points. Exposed ceiling beams and a range of light fittings. Victorian style double-column radiator. Paned UPVC double glazed window to the rear elevation. Access into the rear hallway. An open-archway leads into the separate sitting room.

**SITTING ROOM:** 13'9 x 10'6 (4.19m x 3.20m)  
A lovely multi-purpose reception room. With exposed wooden floorboards, exposed ceiling beams with light fitting, a stylish vertical column radiator, exposed fireplace housing an inset log burner with a raised brick hearth and a hardwood multi-pane sliding-sash glazed window to the front elevation.

**REAR HALLWAY:** 10'9 x 7'2 (3.28m x 2.18m)  
With tiled flooring, exposed ceiling beams and light fitting. Access to the concealed electrical RCD consumer unit. A composite side external door leads out to the paved seating area. Internal access into the shower room, living room and boiler room/ utility. Max measurements provided.

**BOILER/ UTILITY ROOM:** 6'6 x 5'1 (1.98m x 1.55m)  
With tiled flooring, exposed ceiling beams and light fitting, a range of fitted wall units and access to the oil-fired boiler with wall mounted central heating/ hot water control panel.

**GROUND FLOOR SHOWER ROOM:** 6'5 x 5'6 (1.96m x 1.68m)  
With tiled flooring. Providing a low level 'SANITAN' W.C with levered flush. A fitted shower cubicle with electric shower facility and aqua boarding. A wall mounted ceramic 'SANITAN' wash hand basin with chrome taps, partial wall tiled splash back and provision for an illuminated vanity cabinet with mirror above. Double panel radiator, exposed ceiling beams and a wall light fitting.

Guide Price: £375,000-£395,000. LOVE AT FIRST SIGHT! BOASTING MORE THAN MEETS THE EYE!  
Words fail to replicate the magnitude of this beautiful bespoke Grade II listed period cottage!..  
Owning a complementary central position, in the heart of an idyllic village, with a thriving village pub/ restaurant and excellent road links, via the A17, with ease of access to Newark, Lincoln and Sleaford.  
SEEING REALLY IS BELIEVING...As this copious, characterful and hugely charming home showcases an expansive and versatile layout, presented to an extremely high standard. Combining its historic originality with today's stylish contemporary design.  
The flexible internal layout comprises: Entrance hall, a spacious dining room, inner hallway, FABULOUS OPEN-PLAN DINING KITCHEN, separate sitting room with multi-fuel burner, a rear hallway, boiler room/ utility, modern shower room and a HUGE 24FT. LIVING ROOM with an inset multi-fuel burner.  
The first floor occupies THREE BEDROOMS and an eye-catching FOUR-PIECE BATHROOM with under-floor heating.  
Not only is the cottage deceiving on the inside. The 0.12 of an acre plot really is SOMETHING ELSE!!  
Externally, you'll be PLEASANTLY SURPRISED by the LARGE CAPTIVATING GARDENS. Hosting an tranquil and secluded paved seating area, a variety of outbuildings, including a log store, potting shed, DETACHED DOVECOTE/ WORKSHOP, a timber home office and hobbies studio. Equipped with power and lighting.  
The gorgeous landscaped rear garden is truly in A LEAGUE OF ITS OWN! Enjoying an array of beautiful colours, a vegetable plot, additional paved seating area and an array of mature borders.  
Ample off-street parking is also available outside the property, on a first come, first served basis.  
Additional benefits of this CHARISMATIC CHARACTER HOME include a variety of uPVC double glazing/ hardwood double glazing and oil central heating.  
This ENCHANTING and DISTINCTIVE residence radiates a wealth of warmth and individuality, simply like no other..!





**LARGE LIVING ROOM:**

A substantial reception room, located at the rear of the cottage. Providing carpeted flooring, heavily exposed ceiling beams with two ceiling light fittings and six wall light fittings, two double panel radiators, central heating thermostat, loft hatch access point and two low-level storage cupboards. Central feature fireplace housing an multi-fuel burner with a raised stone hearth and mantle above. Paned uPVC double glazed windows to the side elevation.

24'2 x 13'6 (7.37m x 4.11m)

**FIRST FLOOR LANDING:**

With carpeted flooring, two ceiling light fittings, eaves storage cupboard and a uPVC double glazed window to the side elevation. Access into the four-piece bathroom and THREE BEDROOMS.

11'10 x 6'4 (3.61m x 1.93m)

**MASTER BEDROOM:**

A lovely DOUBLE bedroom with a vaulted ceiling. Providing carpeted flooring, a central ceiling light fitting, double panel radiator, low-level hardwood sliding sash window to the front elevation.

14'1 x 10'10 (4.29m x 3.30m)

**BEDROOM TWO:**

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a paned uPVC double glazed window to the side elevation.

11'2 x 9'6 (3.40m x 2.90m)

**BEDROOM THREE:**

Of generous proportion. Located at the front of the cottage, providing carpeted flooring, a ceiling light fitting, double panel radiator and a low-level sliding sash window to the front elevation. Max measurements provided. Width reduces to 6'9 ft. ( 2.06m).

14'9 x 9'6 (4.50m x 2.90m )

**FIRST FLOOR BATHROOM:**

Of attractive contemporary design. With ceramic tiled flooring with UNDER-FLOOR HEATING. A panelled bath with chrome mixer tap and over-head hand-held showering facility. Pedestal 'SANITAN' wash hand basin with chrome taps, provision for an illuminated cabinet with vanity mirror and medium height wall tiled splash-backs behind. Low-level 'SANITAN' W.C with levered flush. A large double shower cubicle with mains shower facility and floor to ceiling aqua boarding. Chrome heated towel rail, recessed ceiling spotlights, a fitted airing cupboard, housing the hot water cylinder and a double glazed Velux roof light.

10'1 x 8'10 (3.07m x 2.69m)

**DETACHED DOVECOTE/WORKSHOP:**

Of majority stone construction with a pitched pantile roof. Accessed via a wooden side personal door. Equipped with power and lighting. Window to the rear elevation.

16'6 x 16'6 (5.03m x 5.03m)

**ATTACHED LOG STORE:**

7'7 x 5'2 (2.31m x 1.57m)

**ATTACHED EXTERNAL STORE:**

7'8 x 3'9 (2.34m x 1.14m)

**DETACHED TIMBER OFFICE:**

Of timber construction with extensive insulation and a felt roof. Accessed via wooden double doors. Equipped with power, lighting, under-floor heating and two double glazed windows. Currently setup as a functional home office.

8'7 x 8'7 (2.62m x 2.62m)

**DETACHED TIMBER STUDIO:**

Accessed via double glazed French doors. Providing wood-effect laminate flooring. Provision for a freestanding electric wall heater. Equipped with power, lighting and water with a fitted base units with inset stainless steel sink and double glazed windows to the front elevation.

14'1 x 7'6 (4.29m x 2.29m )

**EXTERNALLY:**

The cottage enjoys a marvellous position in the centre of the village. The property stands on a well-appointed 0.12 of an acre plot, Divided into three lovely sections. There is a delightful private part-walled and paved courtyard with external light. Accessed from the rear hallway, with two secure side gates, leading out to the roadside. There is also access into the detached dovecote, log store, potting shed/ store and to the oil tank. A paved pathway leads down to an enchanting, private and beautifully maintained rear garden. Predominantly laid to lawn, with an array of attractive planted borders. Hosting a range of complementary plants and shrubs. There is an additional and equally secluded paved seating space. Access into the detached timber home office, studio and down to a vegetable garden with additional outside tap. The garden retains a high degree of privacy, with fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, fibre broadband availability and a combination of uPVC double glazing/hardwood double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,640 Square Ft.**

Measurements are approximate and for guidance only. This is for the cottage only. Not the outbuildings.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**EPC: Energy Performance Rating: 'bbc' (Exempt)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Authority:**

North Kesteven District Council.

**Council Tax: Band 'C'**





**Local Information & Amenities: Brant Broughton**

The charming Lincolnshire village of Brant Broughton is situated approximately 8 miles East of the historic market town of Newark-on-Trent. There is ease of access onto the A17, which provides direct access to Sleaford and Lincoln. The village itself has a popular local pub 'THE GENEROUS BRITON', providing excellent food and drink. There are popular local shops available in neighbouring villages and an on-hand post office every Wednesday morning. There is also a highly regarded primary school. The village also falls in the catchment area for a variety of excellent grammar schools.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	