



The Old Rectory  
Potterhanworth, Lincoln

**BROWN & CO** JH Walter



## The Old Rectory, Potterhanworth, Lincoln

The Old Rectory has undergone a substantial refurbishment and extension programme and now offers immaculately presented accommodation throughout. Nestling in 0.28 of an acre with far reaching countryside views this impressive five bedroom dwelling comprises an entrance hall, wc, lounge, spacious kitchen/Dining/living room, utility, boot room, and integral garage to the ground floor. The first floor offers five bedrooms, two en-suite shower rooms and a family bathroom.

Outside the front elevation offers brick pillars with lighting and electric in place for gates if desired. A substantial gravel driveway offers ample parking, two lawned areas, hedged/fenced boundaries and raised planters either side of the front door. The side elevations offer a pathway to both sides and a lawn leading round to the rear from the right hand side. The rear elevation is mainly laid to lawn with a large Indian sandstone patio and hedged/fenced boundaries.



### ACCOMMODATION

#### Entrance Hall

An Aluminium front door leads to a generous entrance hall with stairs to first floor, under stairs storage cupboard, further cloaks cupboard, column radiator, door to wc and glazed doors to kitchen/Diner.

#### WC

Double glazed casement window to front elevation, two piece suite comprising wash basin and low flush WC, radiator, extractor.

#### Lounge

Double glazed casement window to front elevation, open fireplace with potential for log burner, column radiator.

#### Kitchen/Diner/Living Room

Double glazed casement windows to side elevation, double glazed aluminium bifold doors and a further large double glazed picture window to rear elevation, two column radiators. The bespoke kitchen and island offers Quartz worktops with a one and a half bowl composite sink with Insinkerator hot water tap and further plumbing for a water softener.

Built in AEG appliances include a full length fridge, two ovens, combi oven/grill/microwave, warming drawer and dishwasher. There is also a Caple wine fridge with a 48 bottle capacity and a built-in double bin.

#### Plant Room

Double glazed casement window to front elevation, brand new Navien oil fired boiler, 300 litre hot water tank, plumbing and space for a water softener.

#### Utility

Double glazed casement window to rear elevation, fitted wall and base units with Quartz worktops and composite sink, space and plumbing for washing machine and tumble dryer, built-in full length AEG freezer, door to;

#### Boot Room

Aluminium double glazed door to rear elevation, built-in storage and bench seat, radiator, door to;

#### Integral Garage

With electric roller shutter door, power and light. This room could offer further conversion to living accommodation if desired.

### First floor

#### Bedroom One

Double glazed dormer window to front elevation with far reaching countryside views, double glazed Velux window to rear elevation, radiator and door to;

#### En-Suite Shower Room

Double glazed Velux window to rear elevation, three piece suite comprising large walk-in shower with dual showerhead, wash basin in vanity unit, low flush WC, heated towel rail, extractor, part tiled walls.

#### Bedroom Two

Double glaze casement windows to rear elevation, radiator, door to;

#### En-suite Shower Room

Three piece suite comprising large walk-in shower with dual showerhead, low flush WC, wash basin in vanity unit, part tiled walls, extractor.



### Bedroom Three

Double glazed casement window to rear elevation, radiator.

### Bedroom Four

Double glazed casement windows to front elevation, radiator.

### Bedroom Five

Double glazed casement window to rear elevation, radiator.

### Bathroom

Double glazed casement window to side elevation, four piece suite comprising large walk-in shower with dual showerhead, tiled bath, low flush WC and wash basin in vanity unit, part tiled walls, heated towel, extractor.

### Landing

Double glazed casement window to front elevation, potential study or quiet reading area, built-in storage cupboard, radiator, loft with partial boarding, lighting and further conversion potential due to its size and height.

### Outside

The Property nestles centrally in a generous plot extending to around 0.28 of an acre with far reaching countryside views to the front. The front elevation offers brick pillars with lighting and electric in place for gates if desired. A substantial gravel driveway offers ample parking, two lawned areas, hedged and fenced boundaries and raised planters either side of the front door. The side elevations offer a pathway to both sides and a lawn leading round to the rear from the right hand side.

The rear elevation is mainly laid to lawn with a large Indian sandstone patio, hedged and fenced boundaries and a new oil tank.

### Amenities

Situated around 7 miles southeast of the city of Lincoln the charming village of Potterhanworth has a primary school, a village hall, a church and The Chequers public house which also serves food. Opposite the property is a footpath which leads you through to Hanworth Country Park which offers a bar/restaurant, fishing, walks, camping and luxury lodges. Close to the village edge there is a 9-hole golf course called Pottergate Golf Club as well as an ancient woodland called Potterhanworth Wood which offers lovely walks.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band E

### Mobile

We understand from the Ofcom website there is limited mobile coverage from EE, O2 and Three.

### Broadband

We understand from the Ofcom website that standard and superfast broadband are available near this property with a maximum download speed of 80 Mbps and an upload speed of 20 Mbps. The vendor also advises there is a new BT

openreach broadband connection to the cabinet at the top of the adjoining driveway which will be their property. There will be an additional cost to bring the connection from here to the house which can be discussed with the agent.

### Services

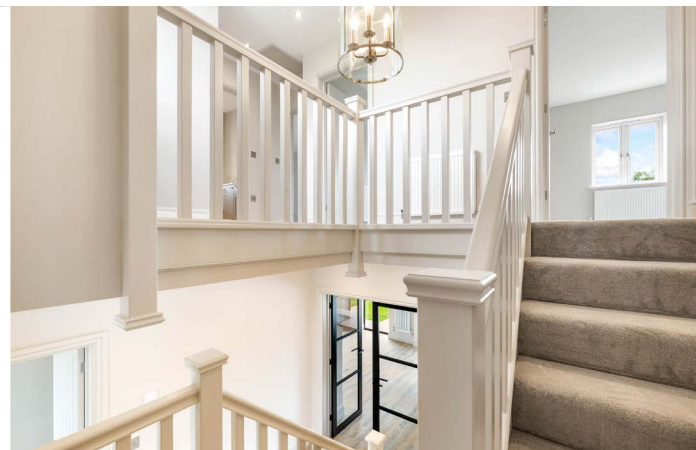
The property offers mains water, a large 300 litre hot water tank which will provide ample hot water for the property, mains electric, main sewer connections and a newly installed oil fired boiler and tank in the rear garden. There is also the previous Solar panel inverter for the panels that have been taken off the rear roof, so this may be able to be used for some new panels.

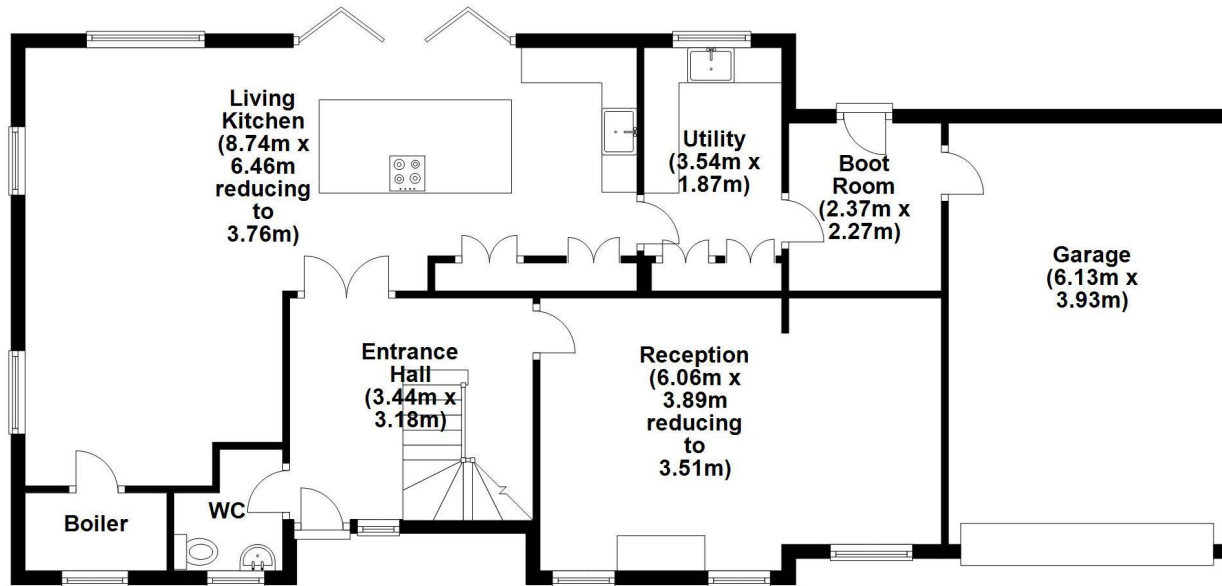
### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

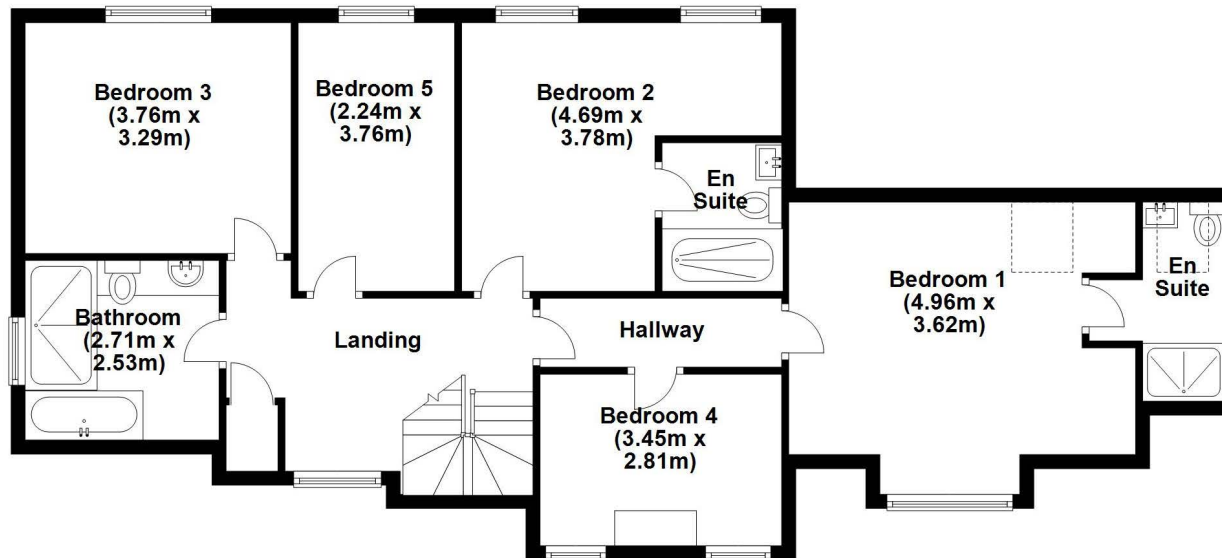
### Town & Country Planning

Please note as part of application number 23/0964/HOUS there is consent for a single storey rear extension which has not been carried out. A copy of the planning permission and plans are available from the selling agent.

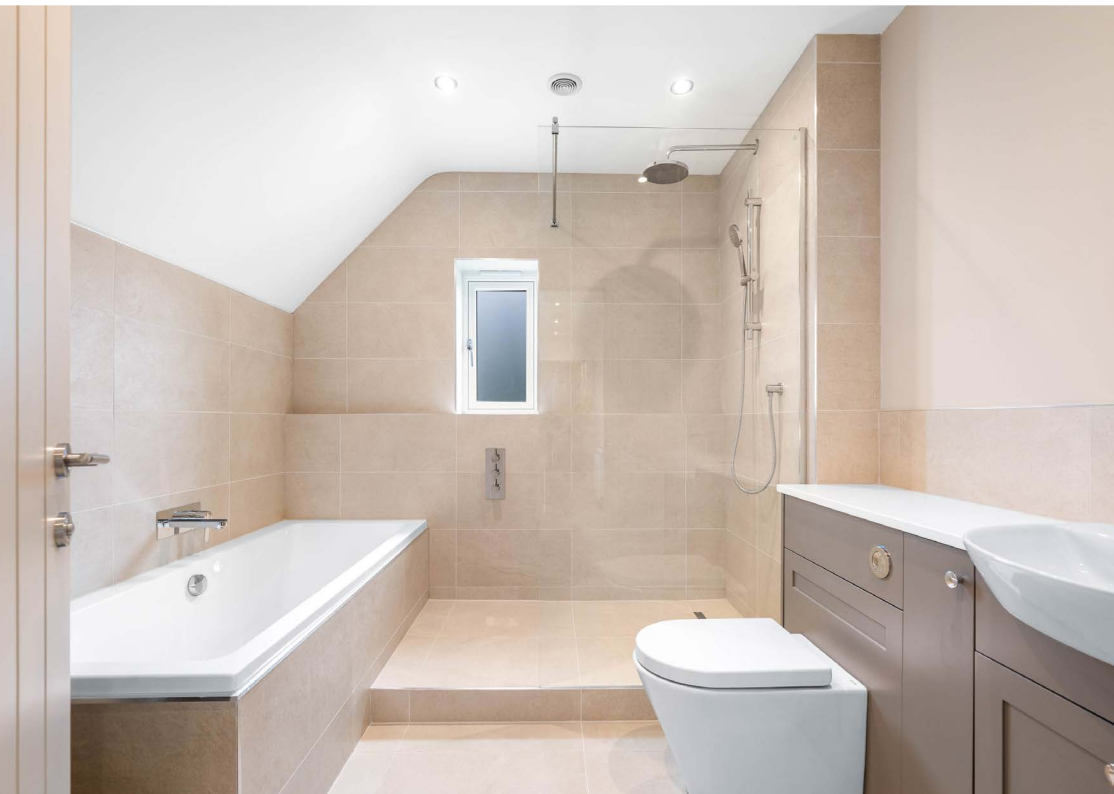




**First Floor**

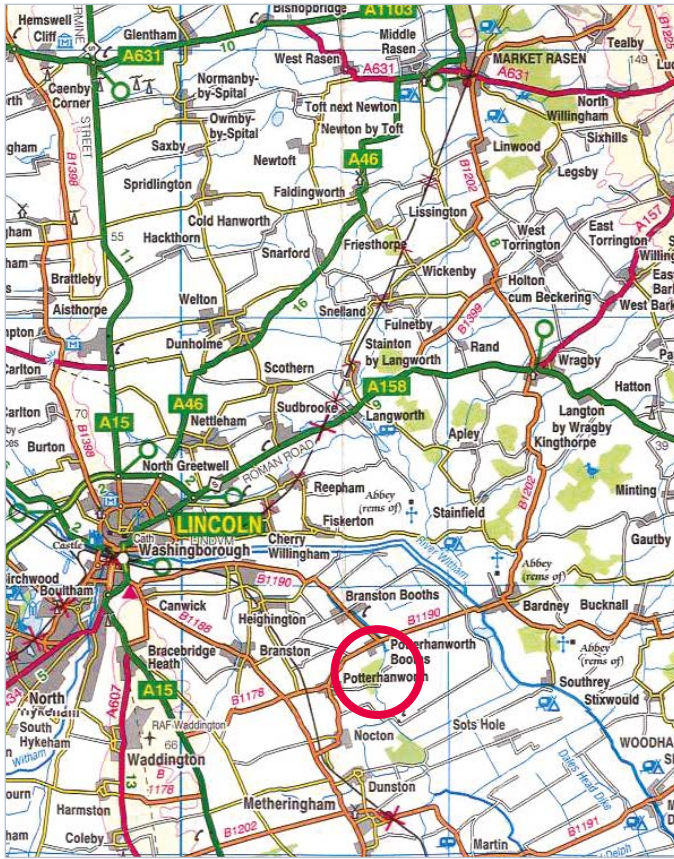












**Directions**  
 From the B1188 turn left onto the B1178 Station Road towards Potterhanworth and the property can be found on your right as you enter the village.

<https://what3words.com/glaze.website.trespas>



**Boundary Plan**  
 Please note the above plan still shows the old footprint of the building.

## Energy performance certificate (EPC)

The Old Rectory Station Road Potterhanworth LINCOLN LN4 2DX	Energy rating	Valid until:	5 June 2034
	<b>D</b>	Certificate number:	3334-8626-6100-0224-3206

Property type: Detached house  
 Total floor area: 191 square metres

### Rules on letting this property

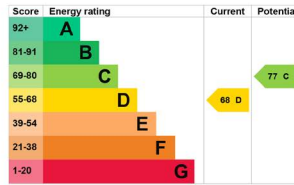
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

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