



Highfield  
South Kelsey, Lincolnshire

**BROWN & CO** JH Walter



## Highfield, South Kelsey, Lincolnshire

A substantial detached Victorian residence full of original features and set in attractive grounds of around 3.35 acres. The property offers spacious living accommodation of approximately 4,500 sq.ft comprising of an entrance hall leading to a cellar, sitting room, dining room, cloakroom, shower room, garden room, snug, kitchen / dining room, utility and WC to the ground floor, along with master bedroom with en-suite, two further double bedrooms, jack and jill bathroom, study, bathroom and dressing room / bedroom six to the first floor. On the second floor are two further double bedrooms and another bathroom.

Outside the property is well set back from the road and the extensive driveway is flanked by two large areas of lawn. Attractive mature landscaped grounds surround the property which also benefits from a former bakery which would also lend itself to a home office or gym, stables and tack room befitting equestrian use, and a tennis court.

Please note that around 12.39 acres marked blue on the plan is available by separate negotiation and for more information please contact the selling agent.



### ACCOMMODATION

#### Entrance Hall

Front entrance door with stained glass windows, double glazed sash window to rear elevation, stairs rising to first floor, door leading down to cellar which is divided into three useful rooms, ornate cornicing, radiator.

#### Sitting Room

Double glazed sash bay window to front elevation, ornate cornicing, wood burning stove inset to fireplace, radiator.

#### Dining Room

Double glazed sash bay window to front elevation, open fire, ornate cornicing, radiator.

#### Cloakroom

Double glazed sash window to rear elevation, radiator, door leading to:

#### Shower Room

Double glazed sash window to side elevation, shower cubicle, pedestal wash basin, WC, radiator.

#### Garden Room

Double glazed windows to side and rear, bi-folding doors leading to the garden, radiator.

#### Snug

Double glazed sash windows to both sides, wood burning stove inset to fireplace, tiled flooring, radiator.

#### Kitchen

Double glazed sash window to side elevation, custom made solid wood base and wall units with granite worktops, two Miele ovens, built in microwave, five ring gas hob with extractor hood over, Miele built in dishwasher, double bowl Franke sink, island housing larder fridge and storage, tiled flooring.

#### Pantry

Double glazed window, range of base units, wall shelving and tiled floor.

#### Dining Area

With vaulted ceiling, double doors leading to garden, two Velux windows, two radiators.

#### Rear Lobby

Rear entrance door, storage cupboards, tiled flooring, radiator.

#### Utility

Double glazed sash window to side elevation, one and a half stainless steel drainer sink, worktop, base and eye level storage units, spaces for washing machine and tumble dryer, tiled flooring, radiator.

#### WC

Double glazed sash window to rear elevation, WC, pedestal wash basin, tiled flooring, radiator.

#### First Floor

##### Bedroom One

Two double glazed sash windows to front elevation, built in wardrobes, radiator.

##### En-Suite

Double glazed sash window to rear elevation, WC, vanity wash basin, walk in shower enclosure, heated towel rail.



**Bedroom Six / Dressing Room**

Double glazed sash window to rear elevation, radiator.

**Bedroom Two**

Two double glazed sash windows to front elevation, built in wardrobes, radiator, access to:

**Jack & Jill Bathroom (also serves bedroom one)**

Double glazed sash window to front elevation, WC, pedestal wash basin, bath with shower attachment, radiator.

**Study**

Double glazed sash window to side elevation, radiator.

**WC**

Double glazed window to side elevation, WC, wash basin, radiator.

**Bathroom**

Double glazed sash window to side elevation, counter top wash basin, free standing bath tub, corner shower cubicle, large airing cupboard, radiator.

**Bedroom Three**

Double glazed sash window to rear elevation, pedestal wash basin, radiator.

**Second Floor****Landing**

Double glazed casement window to side elevation, radiator.

**Bedroom Four**

Double glazed sash window to rear elevation, feature Victorian fireplace, built in wardrobes, radiator.

**Bedroom Five**

Double glazed sash window to side elevation, feature Victorian fireplace, radiator.

**Bathroom**

Double glazed sash window to side elevation, twin wash basins with vanity storage below, bath with wall mounted shower unit over and glazed shower screen, WC, radiator.

**Outside**

Highfield is well set back from the road and is accessed via a large sweeping driveway flanked by large areas of lawn. The driveway leads to the rear of the property and provides ample parking spaces.

The property is set in beautifully landscaped grounds totalling approximately 3 acres however more land is available by separate negotiation should this be of interest to a potential purchaser. Within the grounds are a variety of mature shrubs, plants and trees including fruit trees, a tennis court and nissen hut providing useful storage, summer house with power and lighting.

The property further benefits from a useful detached building which was previously used as a bakery but would lend itself to a variety of other uses including a home office or gym. There are also some substantial brick built stables and a tack room with adjacent stable yard making the property appealing for equestrian purposes.

**Location**

South Kelsey is located approximately 5 miles West of the market town of Caistor and 21 miles North of the historic Cathedral City of Lincoln. In the village itself is The Bull Inn public house, Anglian church, St Mary's, and a village hall. The nearest primary school's are Kelsey Primary School in North Kelsey 2 miles away & Osgodby Primary school 4 miles away. In terms of secondary school's the property is in the catchment area for Caistor Grammar School and Caistor Yarborough Academy are both located 5 miles away.

**Services**

The property is on main drainage and benefits from oil-fired central heating. The property also has solar thermal panels which just heat the hot water.

**Tenure & Possession**

Freehold and for sale by private treaty.

**Council Tax**

Band D

**Mobile**

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

**Broadband**

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

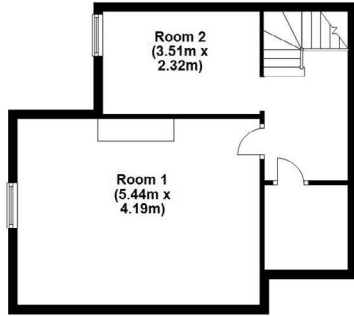
**Buyer Identity Check**

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.



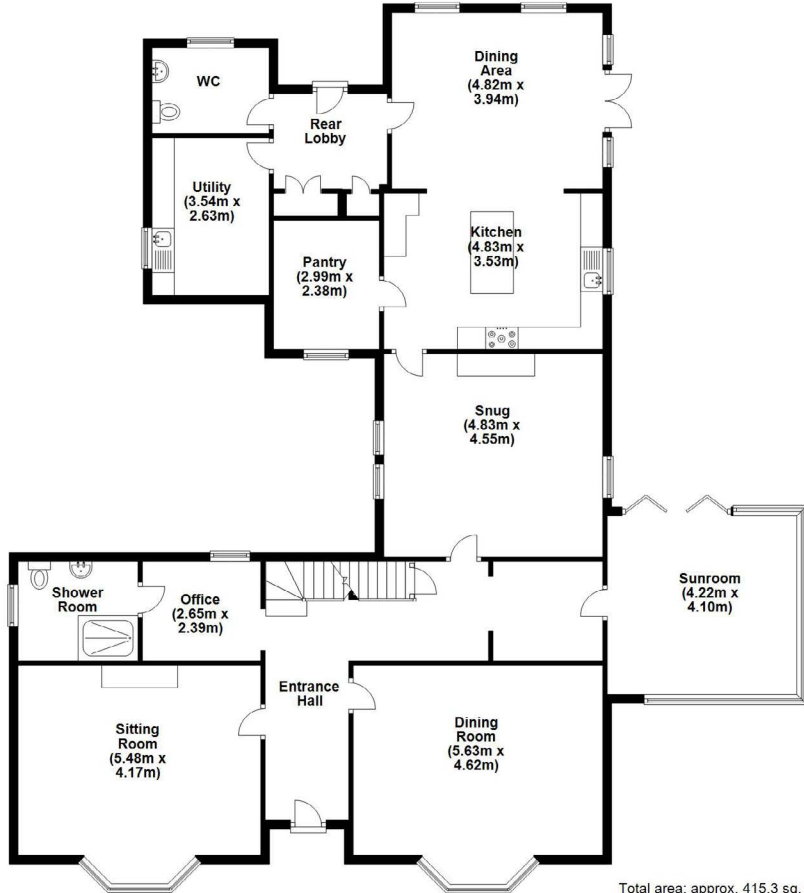
**Basement**

Approx. 43.1 sq. metres (463.9 sq. feet)



**Ground Floor**

Approx. 194.1 sq. metres (2089.2 sq. feet)



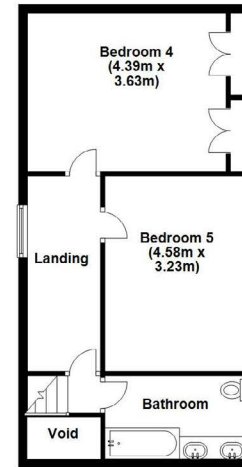
**First Floor**

Approx. 128.2 sq. metres (1379.6 sq. feet)



**Second Floor**

Approx. 50.0 sq. metres (538.0 sq. feet)

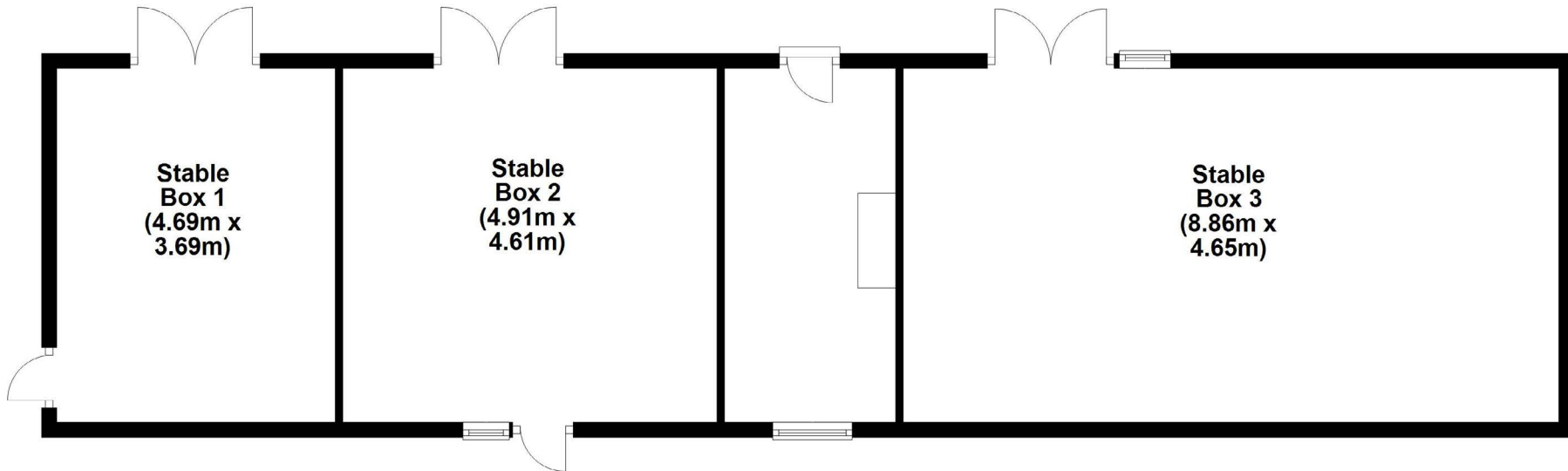
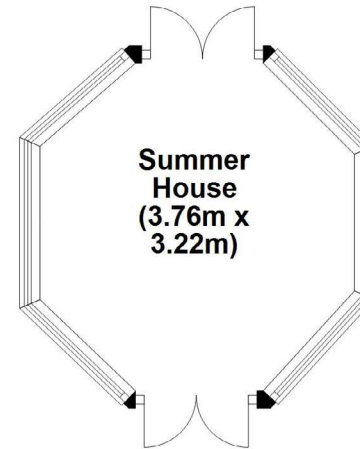
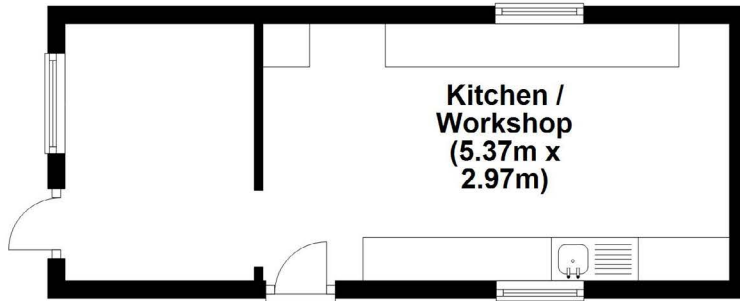


Total area: approx. 415.3 sq. metres (4470.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.

## Ground Floor

Approx. 126.9 sq. metres (1365.8 sq. feet)



Total area: approx. 126.9 sq. metres (1365.8 sq. feet)

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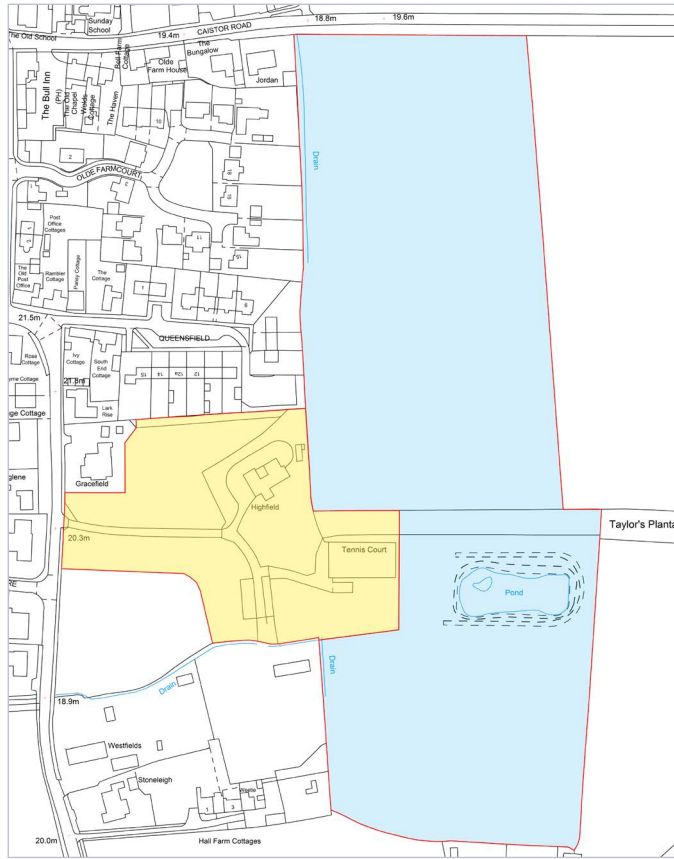
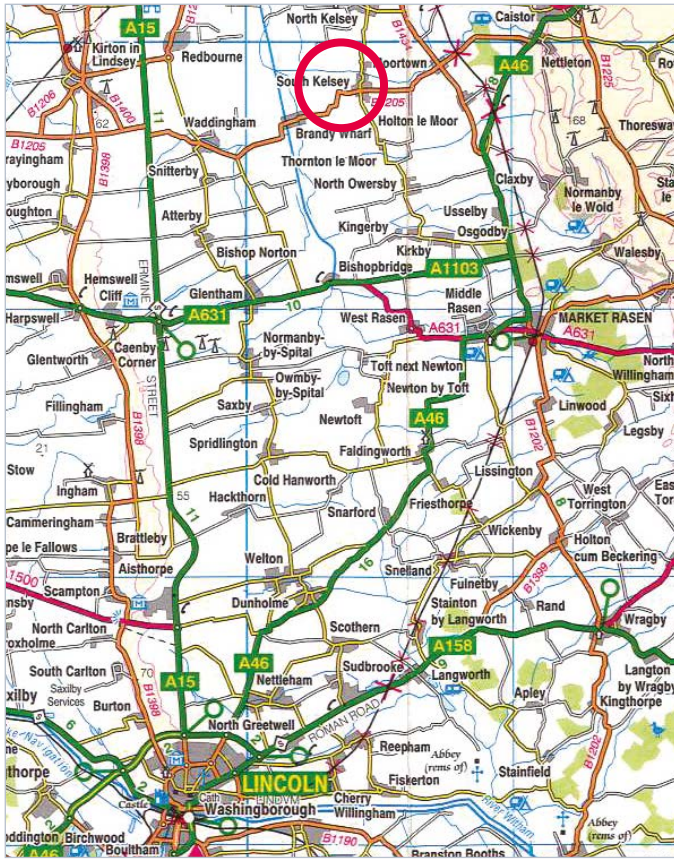












## Energy performance certificate (EPC)

Highfield Thornton Road South Kelsey MARKET RASEN LN7 6PS	Energy rating <b>E</b>	Valid until: 21 September 2033
		Certificate number: 2606-3030-2201-3357-4200

Property type	Detached house
Total floor area	317 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 E. 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

### Directions - LN7 6PS

Enter the village of South Kelsey on Waddingham Road and turn left onto Thornton Road. Continue passed the village hall and the property can be found on your left.

<https://what3words.com/feasts.roost.freshest>

### Agent

James Drabble  
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lincolncitycentre@brown-co.com

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