



- Beautiful Character Property
- Converted Former School
- Popular Village Location
- 3 Bedrooms

- Impressive 23'10" Living Area
- Three Garden Area
- Parking For Several Vehicles
- Very Well Presented Throughout

High Street, Branston, LN4 1NB,  
£350,000







**SUPERB CHARACTER PROPERTY!!** Starkey&Brown is delighted to offer for sale this very well presented former school conversion located within the heart of the village of Branston. Originally built circa 1873, and converted in 1993, this unique property benefits from a generous sized plot and spacious accommodation which briefly comprises entrance hallway, impressive 23'10 lounge diner with French doors leading onto the rear garden, spacious inner hallway, modern kitchen, utility and WC. To the first floor there is a spacious landing area with a beautiful feature window, three bedrooms and shower room. Outside the property benefits from a substantial driveway/parking area and a surprisingly generous plot which offers three predominant garden areas. Viewing of this property is considered essential in order for it to be fully appreciated. Council tax band: C. Freehold.





## Entrance Hallway

Having original front entrance door, built-in cloak cupboard and ceramic tiled floor. Door into:

## Lounge Diner

23' 10" x 19' 1" (7.26m x 5.81m)

Having coal effect gas fireplace with paved hearth, stone surround and oak mantle, exposed wooden flooring, study area, open tread staircase to first floor, 2 radiators, LED downlights and French doors overlooking the rear garden.

## Inner Hallway

Offering suitable space for study area if required and having part glazed side entrance door, laminate wood effect flooring and feature stone arch/doorway.

## Kitchen

11' 0" max x 13' 0" max (3.35m x 3.96m)

Having a range of matching wall and base units, glass display cabinet, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, induction hob and cooker hood, integral dishwasher, space for full height fridge freezer, laminate wood effect flooring and radiator.

## Utility

Having plumbing for washing machine with work surfacing over, double wall unit, ceramic tiled floor, Worcester central heating boiler and access to roof space.

## Ground Floor WC

Having low level WC, wash hand basin with tiled splash backs, tiled effect vinyl flooring and electric wall heater.

## First Floor Landing

Having feature high vaulted ceiling, attractive feature window to front aspect and wall lights.

## Bedroom 1

14' 0" max x 9' 3" (4.26m x 2.82m)

Having 3 Velux windows to side aspect and radiator.

## Bedroom 2

13' 3" x 9' 7" (4.04m x 2.92m)

Having a fitted wardrobe, 2 Velux windows to side aspect and radiator.

## Bedroom 3

9' 6" x 5' 8" (2.89m x 1.73m)

Having 2 Velux windows to side aspect.

## Shower Room

Having spacious 3 piece suite comprising large walk-in shower cubicle with aquaboard splashbacks, mains fed shower and glass shower screen, wash hand basin set in vanity unit, low level WC, attractive tiled effect vinyl flooring and heated towel rail.

## Outside Front

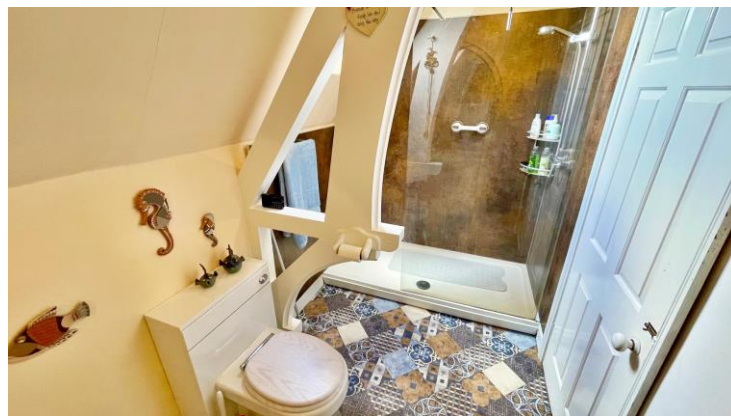
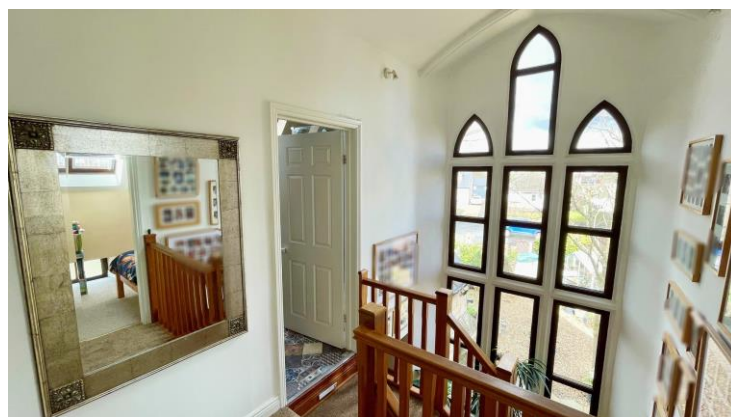
To the front of the property there is a low maintenance gravelled garden with large garden shed (15'5" x 9'7" 4.70m x 2.92m), additional storage shed, greenhouse and pathways leading to side and rear gardens.

## Side Garden

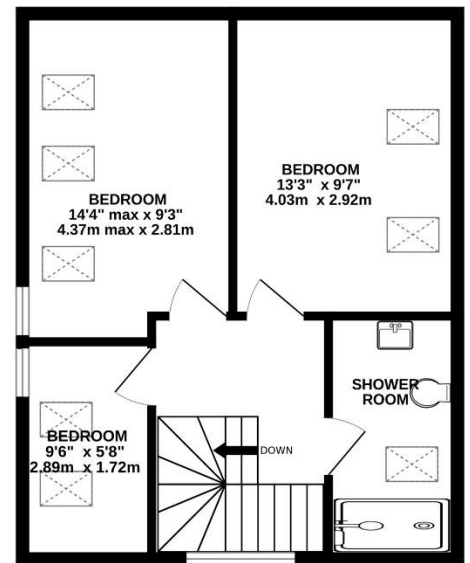
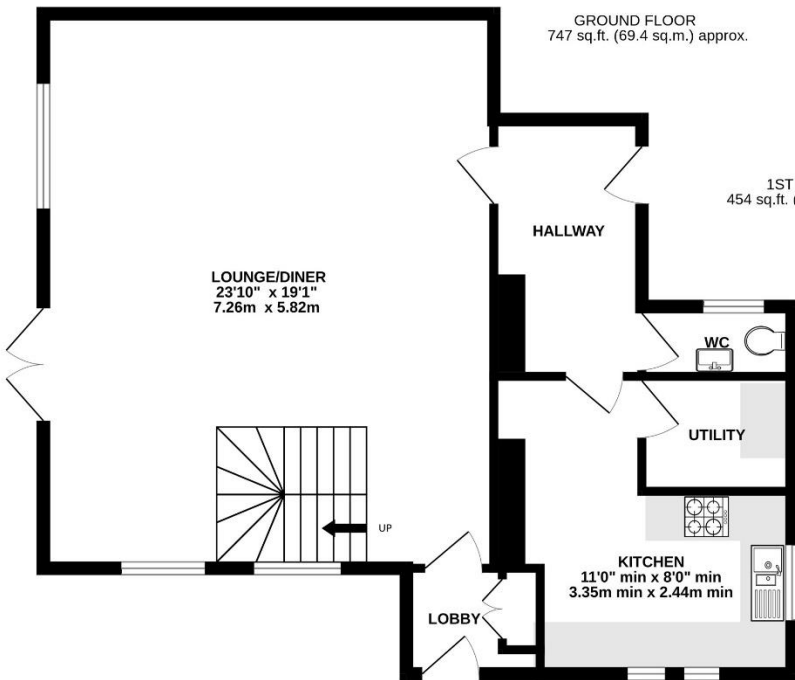
To the side of the property is a low maintenance paved patio garden with beds and borders to include a variety of plants, shrubs and trees, outside lighting and cold water tap.

## Outside Rear

To the rear is an enclosed garden area partly enclosed by stone wall and offering an excellent degree of privacy, being mainly laid to lawn with 2 paved patio areas, a variety of plants and shrubs and outside lighting.







**TOTAL FLOOR AREA : 1202 sq.ft. (111.6 sq.m.) 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.  
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE