



The Old School House & Cottages, High  
Street, Swinderby, Lincoln, LN6 9LW

**O.I.R.O £950,000**

Tel: 01636 611 811

 **RICHARD  
WATKINSON**  
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers



A fine Grade II Listed five bedroomed family house offered with two adjoining cottages and the former School Room. An ideal investment proposition with vacant possession on completion. Swinderby village is situated on the Nottinghamshire/Lincolnshire borders, close to the A46 Fosse Road with Newark 7 miles and Lincoln 8 miles distances.

The accommodation, extended and remodelled provides spacious accommodation ideal for the modern lifestyle. The rooms are particularly light and airy. The accommodation briefly provides a front porch, reception hall, sitting room and open plan dining area with French windows to the garden, a delightful garden room with vaulted ceiling and underfloor heating and a family sized kitchen with quality Kranz designed units and an Aga cooking range. Domestic rooms include a boiler room, back lobby and cloak room. The first floor provides a master bedroom suite with dressing room and en-suite. Bedroom Two en-suite is an ideal guest room. Also at first floor level Bedroom Three and a family bathroom/wet room. The second floor provides Bedrooms Four and Five, both double sized, and an en-suite facility. Perfect rooms for teenagers!

Externally, access via a pair of double gates, is from Collingham Road. There is a walled boundary on the High Street, established gardens with a variety of trees including mature oak and chestnut. The brick and tile built double garage stands with a gravelled forecourt.

Clematis Cottage is attached to the main house with a driveway entrance and archway. The accommodation on the ground floor includes a sitting room, dining/kitchen, lobby and bathroom. The first floor provides a landing, two bedrooms and en-suite shower room.

Jasmine Cottage, situated on the common driveway, provides on the ground floor, entrance hall, sitting room, kitchen, bathroom and on the first floor two bedrooms and bathroom two. Externally there is a boiler room.

Both Cottages have independent oil fired central heating.

The Old School Room comprises a single storey building with rafted ceiling. Previously used as a games room for the main house, this building would offer potential for conversion to residential purposes, an annexe or Air B&B, in all 0.59 acre or thereabouts.

The village is approached by country lanes from the A46 and Collingham village. Genuinely unspoilt there is a variety of period and modern houses within the High Street area. The village has a public house, a church, a village hall, playing fields and a primary school with nursery. The settlement of Collingham (3 miles) provides amenities including a railway station with services to Lincoln and Newark, Co-operative store, doctor's surgery, pharmacy and dentist. Access points to the A1 are within 5 miles. Newark is on the main East Coast railway line with services to London and York. Journey times between Newark Northgate and London King's Cross are just over 75 minutes. The university city of Lincoln (8 miles) provides excellent educational facilities, both in the state and private sectors.

## THE OLD SCHOOL HOUSE

### GROUND FLOOR

#### PORCH ENTRANCE

With double glazed windows and door, tiled floor.

## RECEPTION HALL

2'2 x 7'3 (0.66m x 2.21m)



Tiled floor, staircase, understairs cupboard and panelled radiator.

## SITTING ROOM

16'7 x 16'4 (5.05m x 4.98m)



Open fireplace with hob type grate, tiled floor. LED lighting. South facing windows, radiator and open plan to dining area.

### DINING AREA

16'4 x 13'10 (4.98m x 4.22m)



Double panelled radiator and south facing windows.

### GARDEN ROOM

19'7 x 14'3 (5.97m x 4.34m)  
(plus recess 8'4 x 4'9)



South facing French windows, west facing arch window, vaulted ceiling, tiled floor and underfloor heating.

### KITCHEN

20'11 x 11'10 (6.38m x 3.61m)



Kranz designed kitchen with solid wood units and granite work surfaces. Aga cooking range (oil fired), integrated fridge freezer, electric oven, microwave and dishwasher. Stainless steel sink unit and separate bowl. LED and pendant lighting. The kitchen has a south facing aspect.



### BACK HALL

### CLOAK ROOM

11' x 6'2 (3.35m x 1.88m)  
Basin, low suite WC, radiator.

### BACK LOBBY

With built in cupboard.

### BOILER ROOM

Worcester oil fired central heating boiler, Grundfos booster system and hot water tank. Tiled floor.

### FIRST FLOOR

### LANDING

With radiator.

### MASTER BEDROOM ONE

16'7 x 16'4 (5.05m x 4.98m)



Dual aspect south and west, fitted wall lights, radiator.





### DRESSING ROOM

12' x 7'3 (3.66m x 2.21m)

With fitted shelving and hanging space.

### EN-SUITE WET ROOM

11'9 x 6'5 (3.58m x 1.96m)



Shower with glazed screen, chrome fitting and drainage, low suite WC and bidet. Tiled floor, twin wash basins, chrome heated towel rail and recessed lighting.

### BEDROOM TWO

16'4 x 14' (4.98m x 4.27m)



South facing. Two double panelled radiators, built in double wardrobe.

### EN-SUITE



With 4' wide shower, Saniflow WC, basin, tiled floor, radiator.

### BEDROOM THREE

15'2 x 11'10 (4.62m x 3.61m)



South facing, built in wardrobe and double panelled radiator.

### FAMILY BATHROOM

7'11 x 5'5 (2.41m x 1.65m)

Bath with shower screen, wall fixed chrome shower unit, low suite WC and basin.

### SECOND FLOOR

A winding staircase leads to the second floor with storage cupboard. Landing with radiator.

### BEDROOM FOUR

13'8 x 13'1 (4.17m x 3.99m)



Two Velux roof lights, double panelled radiator, exposed perkins and vaulted ceiling.

### EN-SUITE

15'5 x 8' (4.70m x 2.44m)



Vaulted ceiling, Velux roof light, bath, shower cubicle, low suite WC and basin. Small gable window, storage cupboards in the roof space, chrome heated towel rail.



## BEDROOM FIVE

12'9 x 11'7 (3.89m x 3.53m)



Gable window with Velux roof light, double panelled radiator, exposed perkins and vaulted ceiling.

## OUTSIDE

### DOUBLE GARAGE

20' x 19'6 (6.10m x 5.94m)



Brick construction under a tiled roof. Personal door, power and light connected. The garage stands with a gravelled forecourt and the oil storage tank.



Gated access to the property is from Collingham Road with a pair of double doors leading to a gravelled driveway. The established garden contains mature trees including oak and horse chestnut. There is a lawned area and stone patio. The property has a walled boundary to High Street.

The north side of the property has a small enclosed yard area. There is pedestrian access from High Street shared with Clematis Cottage, Jasmine Cottage and the Old School Room which are held on separate Title.

## JASMINE COTTAGE



Attached to the School Room and Archway, Jasmine Cottage provides the following accommodation:

## GROUND FLOOR

### ENTRANCE HALL

With radiator.

### SITTING ROOM

21'4 x 13' (6.50m x 3.96m)



Centre opening double glazed French windows, double panelled radiator. This room has a lofty ceiling.

### KITCHEN

12'6 x 7'6 (3.81m x 2.29m)



Wall cupboards, base units, working surface incorporating an electric hob and oven. Plumbing for a washing machine. Single glazed outside door, LED lighting.



### BATHROOM

8'2 x 5'8 (2.49m x 1.73m)



Bath with shower screen and shower attachment, pedestal basin and low suite WC. LED lighting and heated towel rail.

### FIRST FLOOR

#### LANDING

With radiator and built in cupboard.

#### BEDROOM ONE

12'11 x 8'2 (3.94m x 2.49m)



Yorkshire slider single glazed window, radiator.

### BEDROOM TWO

12'11 x 8'4 (3.94m x 2.54m)



Box sash single glazed window, radiator.

### BATHROOM

10' x 5'4 (3.05m x 1.63m)

Shower cubicle, chrome shower fitting, low suite WC, basin, heated towel rail and LED lighting.

### EXTERNALLY



### FORMER STABLE

14'3 x 7'2 (4.34m x 2.18m)

Housing the Worcester oil fired central heating boiler.

### BIN STORE

Electric meters for both Clematis Cottage and Jasmine Cottage.

### THE SCHOOL ROOM



A single storey building of brick construction under a pantiled roof.

### GAMES ROOM

37' x 13'9 (11.28m x 4.19m)



Fireplace, wood stove, rafted and wood boarded ceiling.





## CLEMATIS COTTAGE



Attached to the main building, Clematis Cottage provides the following accommodation:

### GROUND FLOOR

#### SITTING ROOM

13'1 x 11' (3.99m x 3.35m)

Chimney breast, single glazed box sash window, door to lobby and staircase.

#### DINING KITCHEN

21' x 8'10 (6.40m x 2.69m)

Wall units, base cupboards, working surfaces, stainless steel sink unit and drainer. Electric hob and oven.

### INNER LOBBY

#### BATHROOM

7'8 x 7'3 (2.34m x 2.21m)

Bath with shower screen and shower attachment, basin and low suite WC.

### FIRST FLOOR

#### LOBBY & STAIRCASE

#### LANDING

9'2 x 7' (2.79m x 2.13m)

Double panelled radiator, single glazed window, door to Bedroom One.

#### BEDROOM ONE

11'9 x 8'11 (3.58m x 2.72m)

(plus 2'6 recess)

Radiator, single glazed window.

#### EN-SUITE

With shower cubicle, electric shower, low suite WC, pedestal basin, extractor fan and chrome heated towel rail.

### TWO STEPS TO INNER LANDING

#### BEDROOM TWO

12'3 x 10'4 (3.73m x 3.15m)

(over archway)

Radiator, single glazed window.

#### OUTSIDE

Small enclosed patio garden area.



There is a gravelled driveway serving the properties and leading through to a communal parking space and enclosed garden area.

### TOWN & COUNTRY PLANNING -

#### CLEMATIS COTTAGE & JASMINE COTTAGE

Permission is granted under North Kesteven District Council to allow Units to be let for up to six months, planning references 11/0972/VARCON and reference 06/1530/FUL (conversion of part dwelling to 2 self contained holiday units).

The planning permission is conditioned for short term lets of a period no longer than six months and not permanent residential accommodation.

#### SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

#### TENURE

The property is freehold.

#### POSSESSION

Vacant possession will be given on completion.

#### MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **VIEWING**

Strictly by appointment with the selling agents.

## **COUNCIL TAX**

The properties comes under North Kesteven District Council in the following Tax Bands:

The Old School House - Tax Band F

Clematis Cottage - Tax Band E

Jasmine Cottage - Tax Band E



3-5 High Street, Swinderby, Lincoln, LN6 9LW

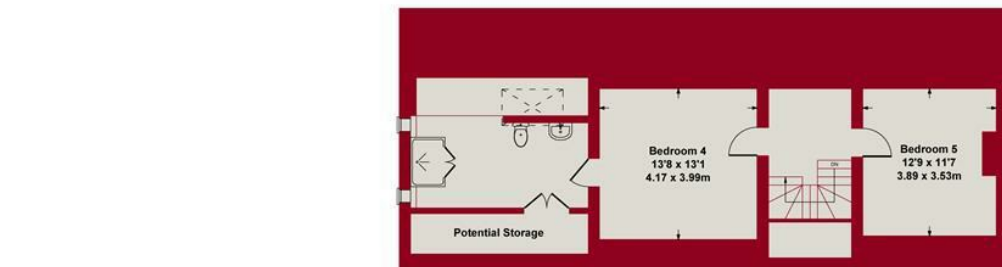


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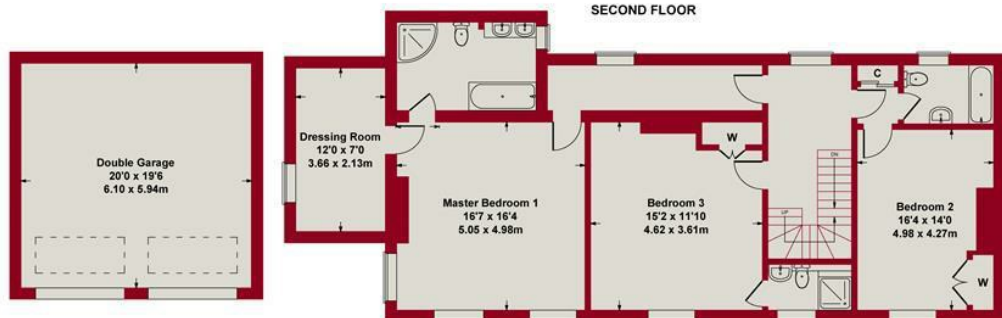
Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract





SECOND FLOOR



DOUBLE GARAGE

FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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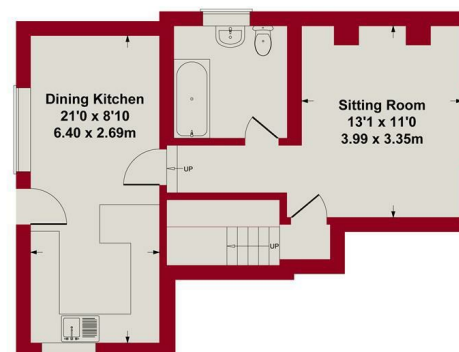


FIRST FLOOR

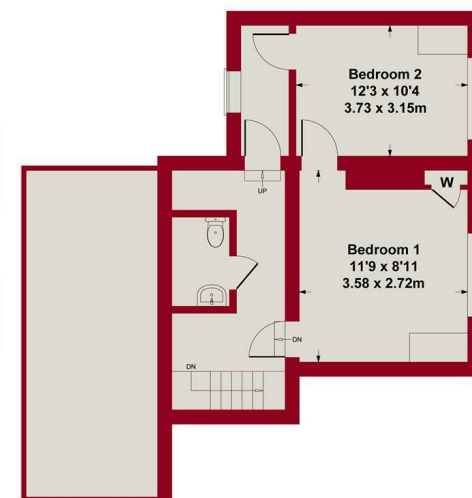
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GROUND FLOOR



FIRST FLOOR

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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>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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**RICS**



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