



Mere House, 31 High Street,
Bassingham, Lincoln. LN5 9EY





Mere House, 31 High Street, Bassingham



Welcome to a piece of history nestled in the heart of a picturesque village. This detached cottage, believed to date back in part to 1727, extending to **2,378 sq.ft/221 m2. GIFA**, exudes character and warmth, boasting a prime location in a Conservation Area, with a fascinating past and a host of modern amenities alongside historical charm showcasing a unique blend of period and modern comforts. Original features and old deeds provide a glimpse into its rich history, with the loft having served as a maid's bedroom around a century ago.

Village Amenities include First School which is accessed down Chapel Jetty adjacent to the Wesleyan Chapel next door. Green's Local Store and Post Office, a Spar with excellent Hickson's Butcher, add to the village's convenience. Two notable pubs, The Five Bells which provides great food and The Bugle Horn which has an excellent local community atmosphere. Transport and Connectivity is also great with Newark Station, approximately 15 minutes away, providing direct access to London. This is a thriving community with neighbourly atmosphere, a doctor's surgery and plenty of local activities.



ACCOMMODATION

Entrance Lobby having panelled front entrance door with attractive, leaded light style fan light above, quarry tiled floor and part glazed panelled pine door through to:

Large Open Dining Kitchen having an easterly outlook over the driveway and the entrance from High Street; a range of attractive pine featured country style fitted units, single drainer stainless steel sink unit inset to a granite work surface area with cupboard space beneath, a kitchen island area of excellent proportions with granite work surface and a comprehensive range of drawer and cupboard space below.



To the chimney breast there is space for an inset Range style cooker with splash back and cooker hood above, two radiators, an exposed ceiling beam to kitchen area and boxed beams to the dining area. Open Doorway to Snug and obscure glazed pine panelled door through to:

Central Hallway with staircase up to first floor, obscure glazed interior window with shelving shared with adjoining snug, and radiator. There are stripped pine braced cottage style doors through to the pantry and to:

Snug having a very pleasant southerly outlook from the bay window with its built in box seat and cupboard space; fireplace with attractive stone featuring and part tiled hearth, boxed ceiling beams, fitted shelving to one side of chimney breast, radiator and wall light fittings. Glazed panelled pine door through to:

Rear Entrance Lobby Boot Room having a southerly view out over the grounds; high vaulted ceiling level with exposed ceiling beam, Belfast sink with attractive hardwood drainer surround, cupboard and shelf space below, space to one side for an upright fridge/freezer. Ladder back style radiator/towel rail, light fitting and extractor vent. Rear entrance door to grounds.

Shallow Pantry with steps down from central hallway and an attractive view out across the High Street to a neighbouring period home; fitted work surface across one wall with cupboard space and room beneath for appropriate laundry white goods, exposed ceiling beams, fitted pantry shelving, tiled floor and sliding door through to:

Cloakroom comprising a small wash hand basin with tiled splash-back, low level WC, ceiling beams, ladder back style radiator/towel rail and tiled floor.

Sitting Room of excellent proportions with a very pleasant view out over the High Street to neighbouring modern and period homes; appealing period styled fireplace with marble style part back and hearth, wood burning stove inset and accompanying Adams style surround with pilaster and other decorative mouldings. There are arched alcoves to either side of the chimney breast with fitted book and ornament shelves, radiators, a moulded ceiling rose, coving and wall light fittings. Stripped pine panelled cottage style door through to the home office, guest bedroom/annex room and interior uPVC double glazed panelled doors through to:

Feature Garden Room a delightful addition to the accommodation of the house by the sellers, commanding southerly and westerly views out over the garden with French doors providing access out onto the adjoining garden deck. There are high vaulted ceiling levels with exposed feature roof timbers, two radiators, wall light and spotlight fittings.





Home Office/Guest Bedroom with potential also for use as a small family annex area if required. There is a southerly outlook over the garden with French doors providing direct access out onto the garden deck. There is a large walk-in boiler cupboard containing the Worcester Bosch group oil fired central heating boiler, ceiling beam, access to roof space, wood style laminate flooring and two radiators. Door through to:

Downstairs Guest Bathroom having a panelled bath with Triton shower fitting, accompanying shower screen, wall tiling and panelling above; wash hand basin with tiled splash back and vanity mirror above, low level WC, radiator, inset ceiling spotlight fittings and extractor vent.

First Floor

Landing with archway through to the central landing and cottage style pine panelled door through to:

Good sized Family Bathroom having attractive painted exposed ceiling timbers, panelled bath set to one end of the room, shower cubicle to corner with Triton shower fitting and accompanying mermaid board style splash back and low level WC. Tiled and panelled walls as appropriate, radiator, and ceiling spotlight fittings.

Central Landing with access to roof space and radiators. Doors through to adjoining bedroom accommodation.

Bedroom 1 of excellent proportions with a southerly outlook over the gardens and a view to the north across the High Street. There is a built in cupboard to one side of the chimney breast containing the insulated hot water cylinder with immersion heater, pine panelled door and radiator.

Central Bedroom having a southerly view down over the grounds; pine panelled cottage style door and radiator.

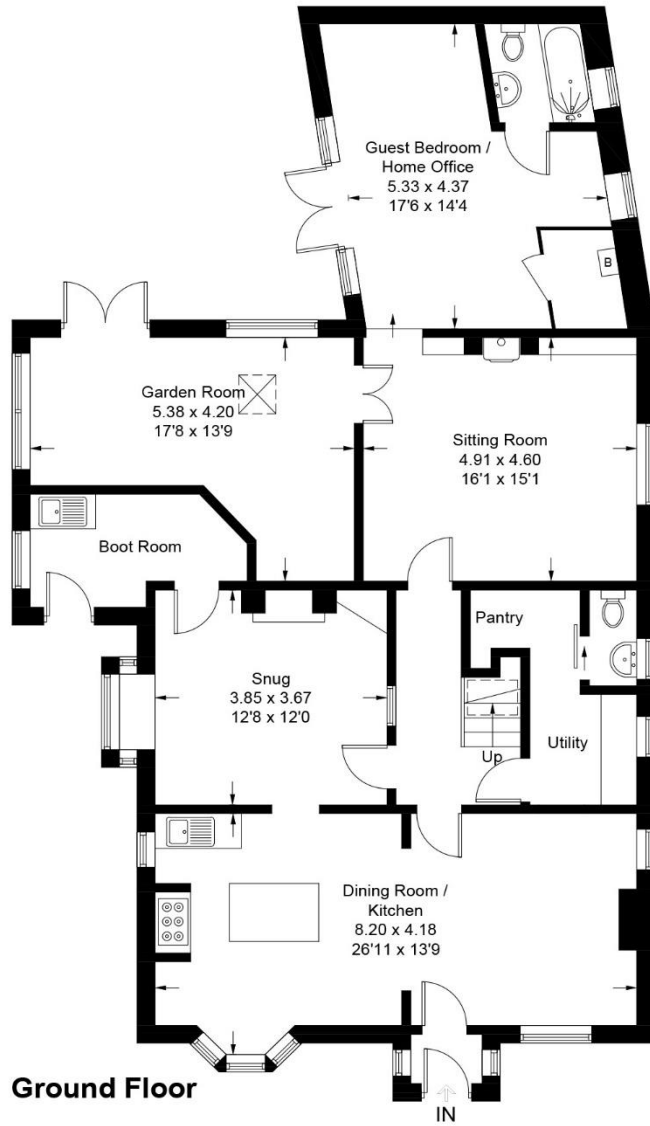
Bedroom with an appealing view up the village High Street and over the driveway entrance into the property; pine cottage style doors with one providing access to a surprisingly large walk-in wardrobe/storage cupboard space, fitted contemporary style wash hand basin to one wall with splash back above and toiletry drawer space below, and radiator.

Bedroom overlooking the large block paved driveway area and the gateway access from the High Street; pine cottage style door and radiator.

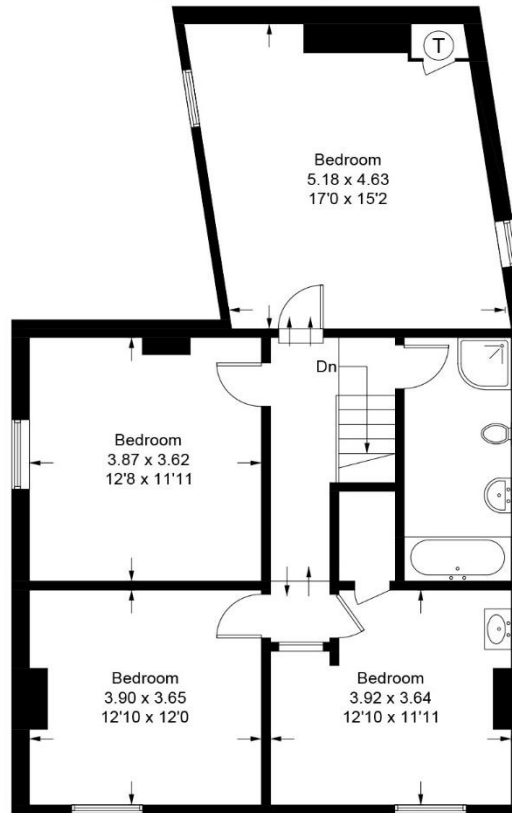


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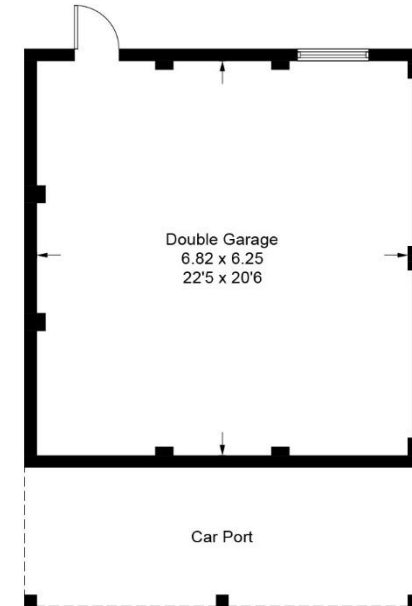
Approximate Gross Internal Area
Ground Floor = 132.0 sq m / 1421 sq ft
First Floor = 90.6 sq m / 975 sq ft
Garage = 42.5 sq m / 457 sq ft
Total = 265.1 sq m / 2853 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The house stands in a prominent location on the High Street having an attractive narrow well-stocked flowerbed providing a decorative garden area to the roadside elevation of the house. The grounds are largely enclosed by a low wall, in part with decorative metal railing, along the High Street frontage. The property is approached from the roadside through a large five bar gate with an integral pedestrian gate on one-side. The very substantial block paved driveway area provides copious amounts of parking for both family and visitors, as well as hardstanding for a range of family equipment from trailers, boat or motorhomes. The substantial Double Garage possesses a concrete forecourt apron with double up and over doors, access to large area of roof storage, rear double glazed service door entrance, fluorescent lighting strips and power points. Adjoining the eastern elevation of the garage there is a large well constructed lean-to Car/Trailer port and to the rear a general garden storage area.

To the driveway courtyard area there is attractive landscaping with copiously stocked flowerbeds/borders, containing very a attractive range of shrubs and flowering plants. Including rosemary, sage, hebe, lavender, rosemary and roses to name but a few, including shading birch and other trees. Set discreetly to one corner there is a metal frame greenhouse. Adjoining the western elevation of the garage there is panel fenced garden enclosure with a seating position used for general garden preparation work, wood storage and more planting, which is also in part planted with clematis and passionflower, climbers, pampas, roses, palm and bamboo.

From the driveway there is a picket fence style gate providing access into the main family garden which wraps round the southern and western elevations of the house. There is a sweeping area of lawn accompanied by delightful well stocked beds and borders, containing a wide selection of flowering plants and shrubs with accompanying fruit trees and other sheltering trees. A sleeper edged raised vegetable bed, a small wild life pond and adjoining the south western corner elevations of the house a large area of timber seating deck onto which the French doors of the garden room and the home office/guest bedroom open. An attractive Wendy House style storm shelter is set to one side, under which to sit and enjoy the garden views. The main garden has been predominately enclosed by panel fencing. There are exterior light fittings and a water tap.

North Kesteven District Council – Tax band: D

Note: Well-maintained oil-fired heating system with a boiler installed approximately 20 years ago, regularly serviced each year. Recent electrical check in 2023, ensuring safety and compliance and additional electric immersion for backup support.

Improvements and significant enhancements carried out by local and renowned builder Sebco, including refurbishment of the porch and repointing of the house; construction of the boot room and garden room. The windows replaced around 15 years ago, with some being newer additions.

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
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Brochure revised 15.2.2024

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