



Sycamore Lodge- NEW BUILD
Main Street, Boothby Graffoe, Lincolnshire. LN5 0LE

BELL





Sycamore Lodge

Boothby Graffoe

This exceptional five-bedroom detached residence is a masterpiece of contemporary design, offering a harmonious blend of style and sophistication. Now nearing the final stages of construction, this remarkable home is destined to become a landmark property of distinction.

Tucked away in the serene and picturesque south Lincolnshire cliff village of Boothby Graffoe, the residence enjoys a discreet yet enviable location. From its elevated position on the escarpment edge, it boasts breathtaking panoramic westerly views that stretch for miles across the idyllic Trent Valley countryside.

Crafted by the renowned T & C Shaw Ltd, a builder celebrated for their high-quality, bespoke village and country homes in Lincolnshire, this property exemplifies their commitment to excellence. Prospective buyers are encouraged to explore other stunning examples of their craftsmanship in the area—a testament to the impeccable standards and unique vision that define every Tom Shaw home.



This is genuinely an outstanding five bedroom detached, high contemporary design style family residence of some considerable note and distinction, which is now in the final phase of construction.

The property is very discreetly located in the sleepy and delightful prime south Lincoln cliff village of Booth Graffoe and possesses a stunning panoramic westerly outlook across mile up on mile of Trent Valley country side from the escarpment edge.



The property is being built by Tom Shaw Homes Ltd, well known for building eye catching high quality individual village and country homes in Lincolnshire. The agents are happy to refer buyers to examples of their work in the area.

A Summary Specification

Structural Warranty

- 10 Year Building Warranty.
- Accommodation
- Air Source Heat Pump Central Heating system with underfloor heating downstairs and radiators upstairs.
- Stunning contemporary design style Kitchen appointment with a comprehensive range of appliances including built-in fridge, freezer, two ovens, wine cooler fridge, induction hob microwave and dishwasher.
- Utility/Boot Room with washing machine and separate drier.
- Air Conditioning Unit to Master Bedroom.
- All bathrooms will have illuminated Vanity Mirrors and charging points
- Luxury vinyl floor coverings to utility entrance hall, living room, kitchen and downstairs toilet.
- Bedroom with carpet floor covering.
- All Bathroom facilities with tiled floors and wall tiling as appropriate.
- Security Alarm System.
- Spot light fittings throughout.
- Contemporary design style Solid Oak staircase with Glass featured balustrade.

Exterior

- Country Style gravel driveway with more than ample space for family and visitors, with a sliding electric gate
- Double garage with electric up and over doors
- Disabled access door via the utility side door.
- Large Feature Patio from which to take in the panoramic country view to the west.
- Garden areas laid to lawn turf as appropriate.
- Outside light fittings, water tap and power points.

Mains Services

- Water, electricity and drainage.

The Accommodation

Ground Floor:

Good sized **Entrance Hall** with cloaks cupboard space.

An Expansive **Feature Sitting Room** with bifold doors taking in a panoramic outlook across the Trent Valley countryside.



A Stunning substantial **Living Dining Kitchen** with the high-quality appointment that can be taken for granted, having bifold doors providing wonderful country views and access onto the garden patio area.(photos are CGI images)

Utility / Boot Room with quality appointment and sink unit.

Home Office overlooking the driveway entrance.

Principal Guest Bedroom with a wonderful westerly outlook over miles of open Trent Valley countryside and bifold doors providing access out on the patio terrace. Access through to: Quality appointed **En-suite Shower Room**

Bedroom with an easterly view over the front grounds. Access through to:Quality appointed **En-suite Bathroom**

First Floor

Landing with laundry Cupboard.

Master Bedroom with its outstanding high vaulted ceiling level, glazed gable end feature window casement with Juliet balcony and wonderful panoramic country view to the west. Access to the:

Quality appointed **En-suite Bathroom**

Bedroom another good-sized family Bedroom with roof windows.

Quality Appointed **Family Bathroom**

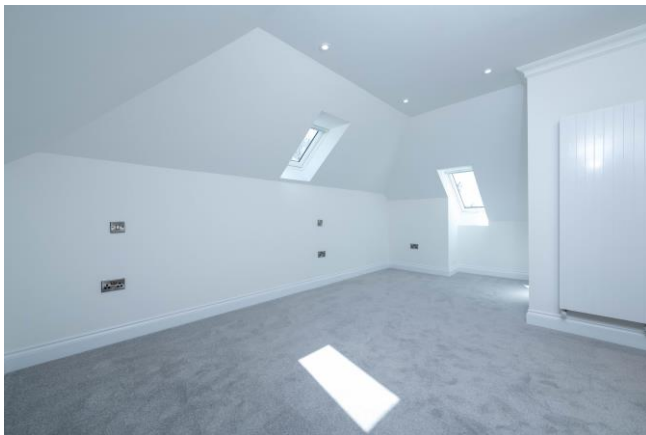
Bedroom of excellent proportions and with roof windows. Access through to a large walk-in-wardrobe.

Family Bathroom having quality contemporary appointment.

North Kesteven District Council – Tax band tbc

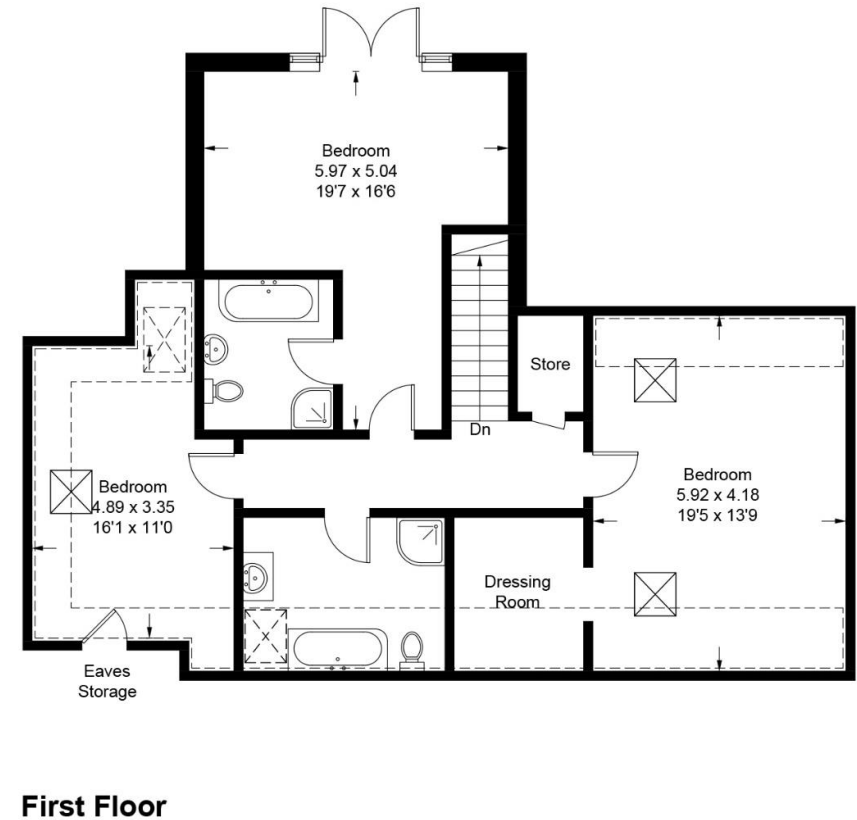
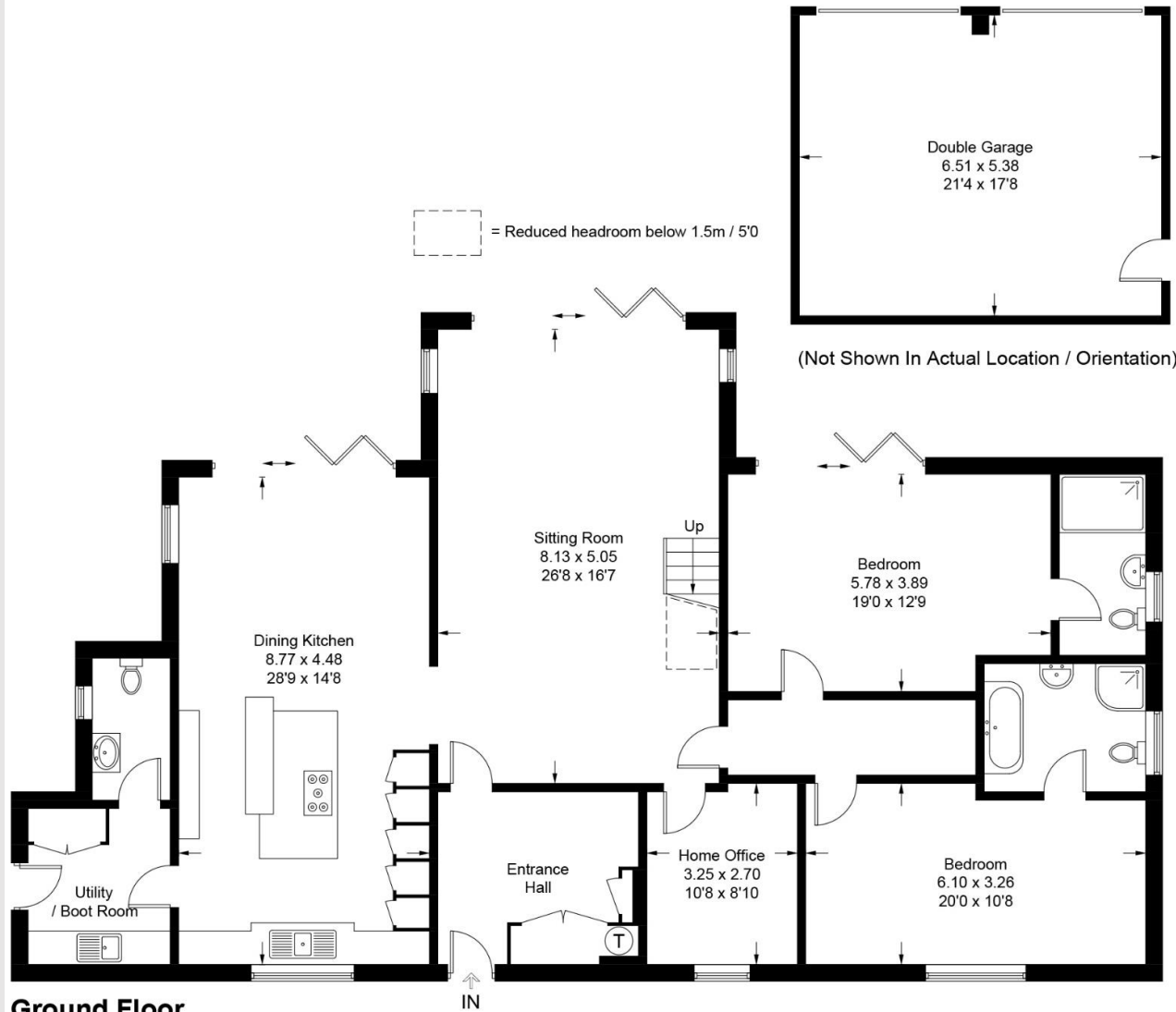
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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Sycamore Lodge

Approximate Gross Internal Area
 Ground Floor = 179.1 sq m / 1928 sq ft
 First Floor = 98.9 sq m / 1064 sq ft
 Double Garage = 35.1 sq m / 378 sq ft
 Total = 313.1 sq m / 3370 sq ft



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.



The Area: from the main road come down Church Lane past the church and take the first turning on the right into the lane running down to the property. Nestled along the stunning Lincolnshire Cliff, Boothby Graffoe is a charming historic village that boasts breathtaking views of the Trent Valley. Its picturesque stone cottages and the mid-19th-century Church of St. Andrew, located along the ancient Roman Ermine Street, offer a window into a rich past. The area is perfect for nature lovers, with scenic walks along the Lincoln Cliff, including The Viking Way, a 150-mile trail stretching from the Humber Bridge in North Lincolnshire to Oakham in Rutland.

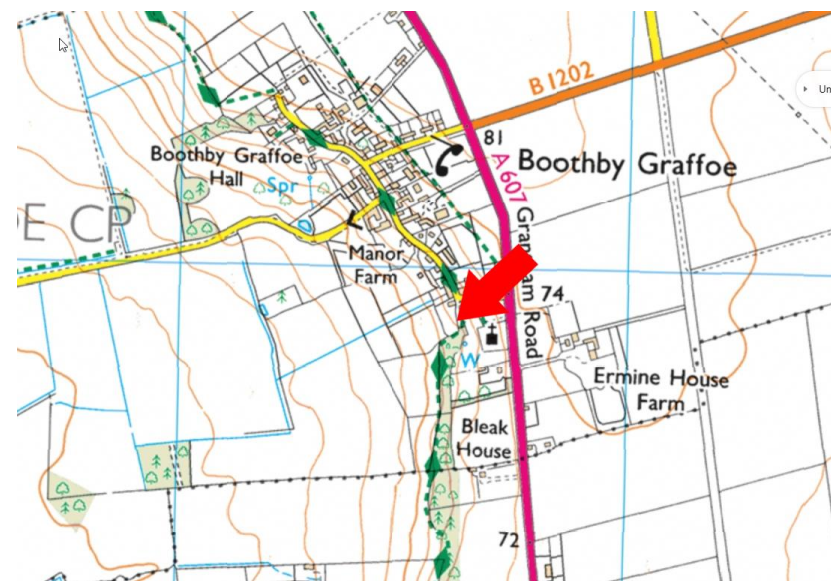
For a taste of local life, the neighbouring villages of Coleby and Navenby are just a short stroll away. Coleby, 1.5 miles to the north, is home to The Tempest, a popular village pub. Navenby, a mile to the south, boasts a vibrant array of amenities, including a Co-op and family-run gems like the award-winning Welbourne's Bakery, one of the oldest artisanal bakeries in Lincolnshire. Here, you'll also find two delightful pubs, The Lion & Royal and The King's Head, alongside the much-loved Macy's Brasserie. Don't miss a visit to Mrs. Smith's Cottage, a charming museum showcasing over a century of Lincolnshire's rural heritage.

For a broader array of shopping, dining, and cultural activities, the cathedral city of Lincoln is just 9 miles (15 minutes) to the north, while the historic market town of Newark lies 15 miles (20 minutes) southwest. Both towns are well-connected by rail, with mainline train services to London King's Cross—just 82 minutes from Newark or 62 minutes from Grantham, a 30-minute drive away. Boothby Graffoe is also easily accessible via the A15, A46, and A1, making travel across the region a breeze.

Schools: Boothby Graffoe offers access to excellent educational options. Navenby Church of England Primary School, just a mile away, is rated Outstanding by Ofsted. For secondary education, the Sir William Robertson Academy in Welbourn (4 miles, 7 minutes away) is a popular choice with a Good rating.

Further afield, Lincoln (9 miles, 15 minutes) provides a range of options, including The Priory Academy LSST (Outstanding) and the esteemed Lincoln Minster Schools, offering both preparatory and senior independent education.

In nearby Sleaford (11 miles, 15 minutes), families can choose from St. George's Academy, Carre's Grammar School, and Kesteven & Sleaford High School for Girls, all rated Good. Grantham, about 15 miles south, is home to the Outstanding-rated Kesteven and Grantham Girls' School and The King's School for boys. Newark (15 miles southwest) features Newark Academy and Magnus Academy, both rated Good.



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