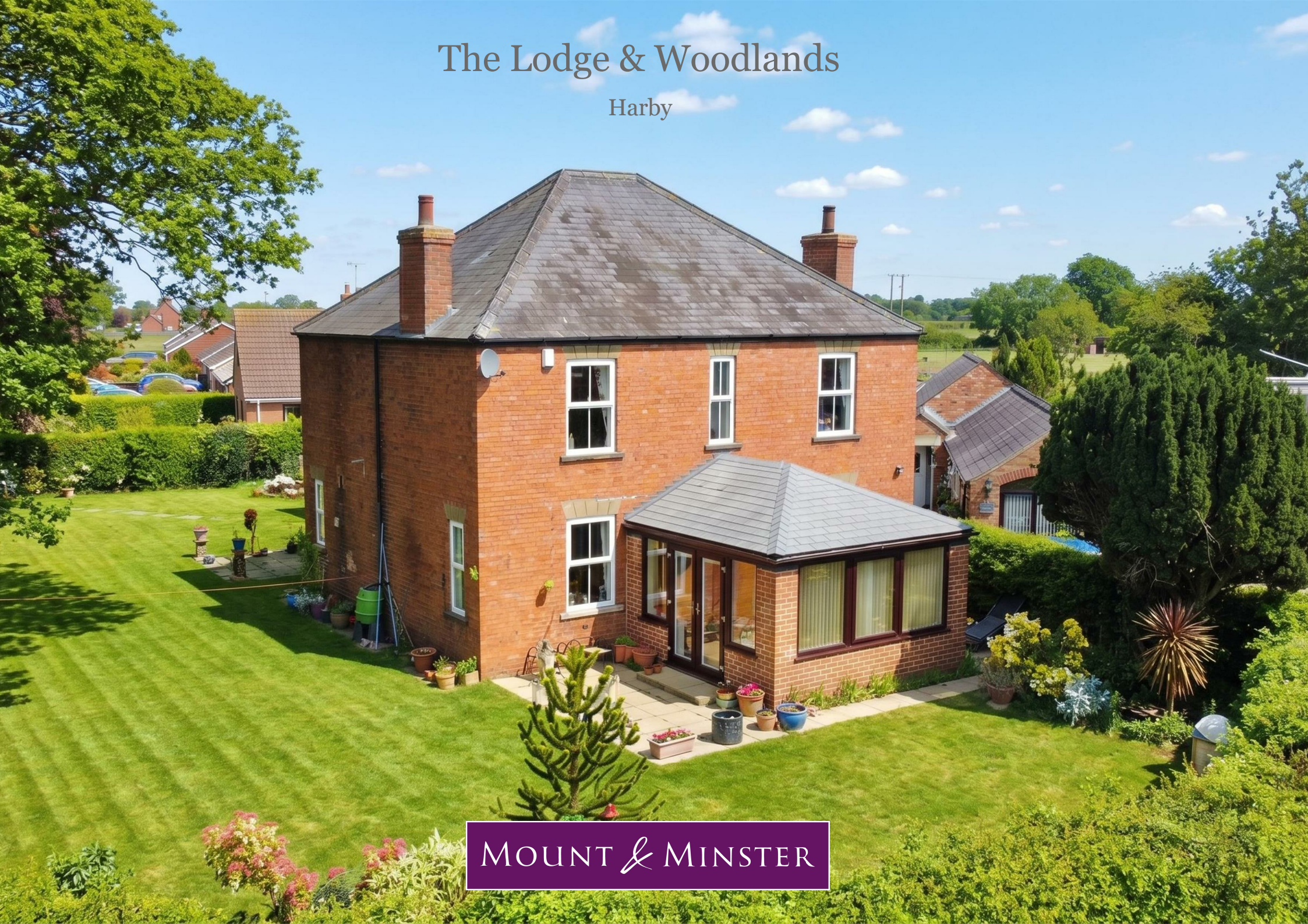


The Lodge & Woodlands

Harby



MOUNT & MINSTER



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Harby

Multi-generational living at its finest, comprising a large Victorian residence that's complimented by a self-contained barn conversion with it's own separate garden.

INTRODUCTION

A rare and superb opportunity to acquire two homes that offer either multi-generational living or an additional income stream in this pretty little village. The main Victorian residence briefly comprises of an entrance hall, a country-style kitchen, a dining room, a lounge with an open fire, a garden room and a ground floor office. Upstairs, there are four generous double bedrooms and two bathrooms, including an ensuite to the master bedroom.

The additional barn-conversion has been converted to create a single-storey dwelling with a modern kitchen, a lounge, a dining room or central hallway, a conservatory, two double bedrooms and a bathroom.

OUTSIDE

Both properties are accessed from a main paved driveway through a secure gate. There is extensive private parking for multiple vehicles. The bungalow has its own fenced garden which is relatively low maintenance compared to the garden that is currently used by the main residence with is predominantly laid to lawn with trees and shrubs. A large double shed provides useful storage space.

LOCATION

Located in the quiet Nottinghamshire countryside near the Lincolnshire border, Harby is a delightful village surrounded by open countryside being just seven miles west of the historic city of Lincoln.

Harby has as a close-knit community with a range of local amenities including the Queen Eleanor Primary School, which has been rated Good by Ofsted, a refurbished village hall which hosts regular activities and includes an outreach Post Office service twice a week. There is also a well-maintained playing field with a sports pavilion, and the historic All Saints Church. The award winning village pub, the Bottle & Glass, has become a destination in its own right and is a short distance from the property.

Harby lies directly on the National Cycle Network, with a picturesque and traffic-free route stretching 6.6 miles into Lincoln's Brayford Waterfront. The A1 is just twelve miles away, offering easy road access both north and south. For rail travel, Newark Northgate station is approximately 13 miles away and offers direct train services to London Kings Cross in as little as seventy-five minutes. For both local and international travel. East Midlands Airport is approximately 41 miles away.

For a wider range of amenities, Lincoln is only 7 miles away and offers a mix of history and culture, with its famous cathedral and castle dominating the skyline. The uphill Bailgate area is full of character, with independent shops, restaurants, cafes and galleries, while the city centre provides all the services and retail options you would expect. Lincoln also has a mainline railway station with regular trains to London.

SERVICES

Both properties benefit from their own independent services with electricity for both properties coming from The Lodge. Heating is oil fired and drainage is mains, together with water and electricity.



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ENERGY PERFORMANCE CERTIFICATE

The Lodge - Band E

The Annexe - Band C

COUNCIL TAX BAND

The Lodge - Band E

Newark and Sherwood District Council

The Annexe - Band A

Newark and Sherwood District Council

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of April 2026.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster 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.







The Lodge Harby



Approx. Gross Internal Floor Area 303.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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