



Gem Cottage
Navenby, Lincoln

BROWN & CO



Gem Cottage, 4 East Road, Navenby, Lincoln

Nestled in the heart of the highly sought-after village of Navenby, this charming stone cottage is believed to date back to around 1759 and offers a wonderful blend of character, history and modern-day comfort. Occupying a delightful position on East Road, Gem Cottage showcases an abundance of period features, including exposed ceiling beams, traditional fireplaces and cottage-style charm throughout.

The accommodation briefly comprises a welcoming lounge with a multi-fuel burner set within a brick fireplace, a separate dining room featuring a log burner, and a well-appointed cottage kitchen with Belfast sink and integrated cooking appliances. A useful cellar provides additional storage space. Upstairs, there are two generously proportioned double bedrooms and a family bathroom fitted with a three-piece suite. Outside, the property continues to impress with a gravel driveway and enclosed courtyard-style garden to the rear, complete with a patio area, built-in pizza oven and a former bread oven, creating an ideal setting for outdoor entertaining and al fresco dining.

Navenby is one of Lincolnshire's most desirable cliff-edge villages, offering an excellent range of amenities including shops, cafés, public houses, a doctor's surgery, primary school and regular transport links.



Kitchen

Double glazed window to rear elevation, double glazed picture window to side elevation, fitted wall and base units with Belfast sink, built-in oven, four ring electric hob with extractor over, archway to;

Hallway

With stairs to first floor

Dining Room

Double glazed casement window to side and rear elevation, column radiator, log burner.

Lounge

Door to rear elevation, double glazed casement window to front elevation, multi fuel burner in brick fireplace, column radiator, door to small cellar which offers additional storage space.

First Floor

Bedroom One

Double glazed casement window to front and rear elevation, built-in wardrobe, further storage cupboard housing Baxi boiler, column radiator.

Bedroom Two

Double glazed casement window to rear and front elevation, column radiator.

Bathroom

Double glazed casement window to rear elevation, three-piece suite comprising panel bath with shower mixer tap, low flush WC, pedestal wash basin, heated towel rail.

Landing

With coat storage and loft access.

Outside

The front elevation offers on street parking whilst the rear elevation offers a gravel driveway, patio, wall boundary with built-in pizza oven and former bread oven.

Services

We understand the property offers mains water, electric, gas and mains sewer connection.

Tenure & Possession

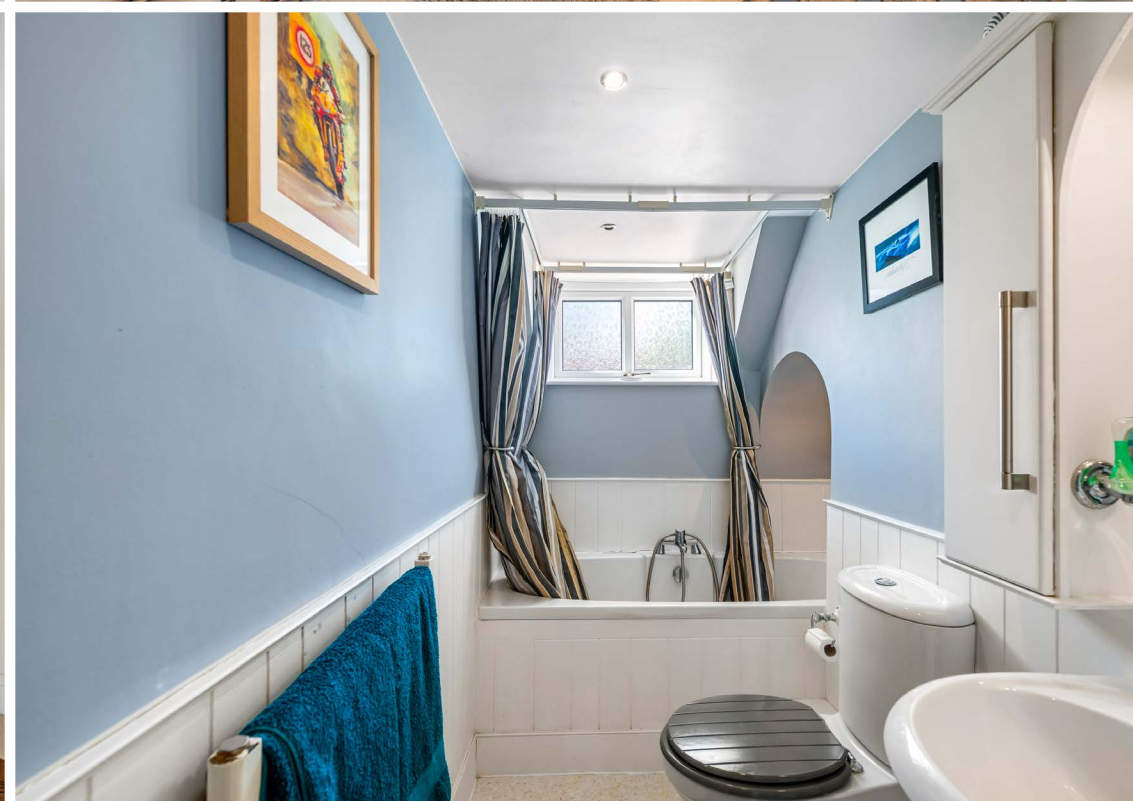
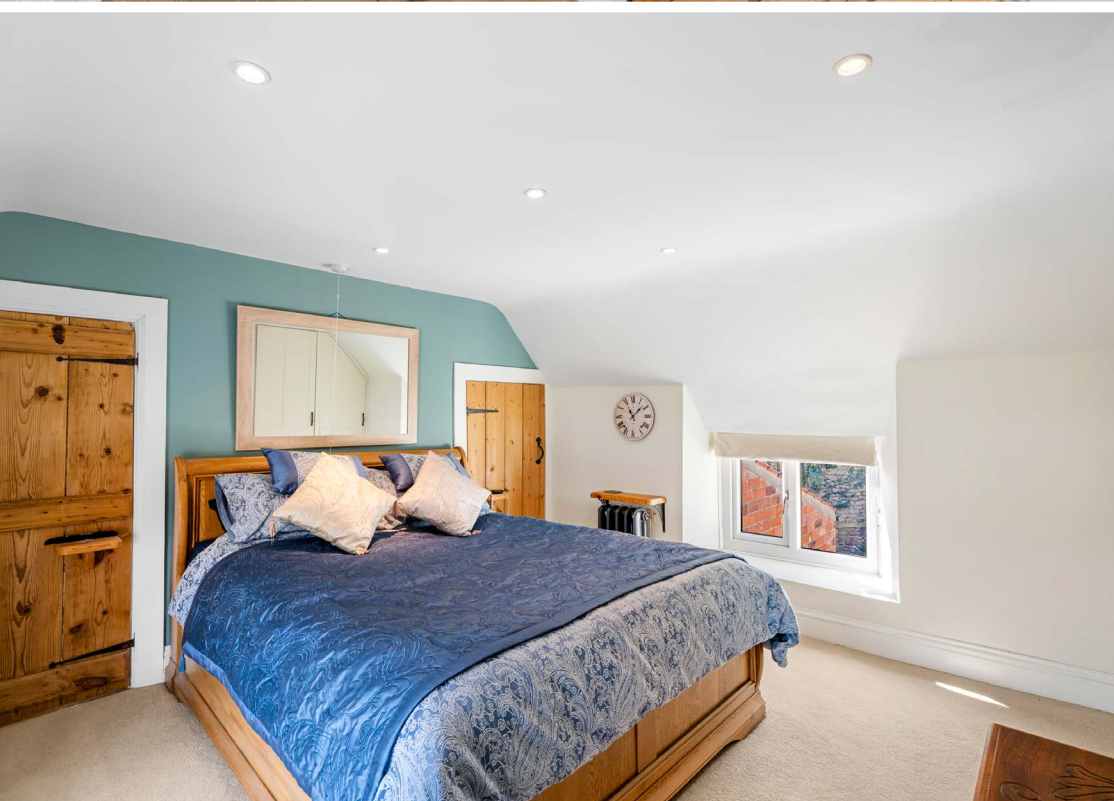
Freehold and for sale by private treaty.

Council Tax

Band B

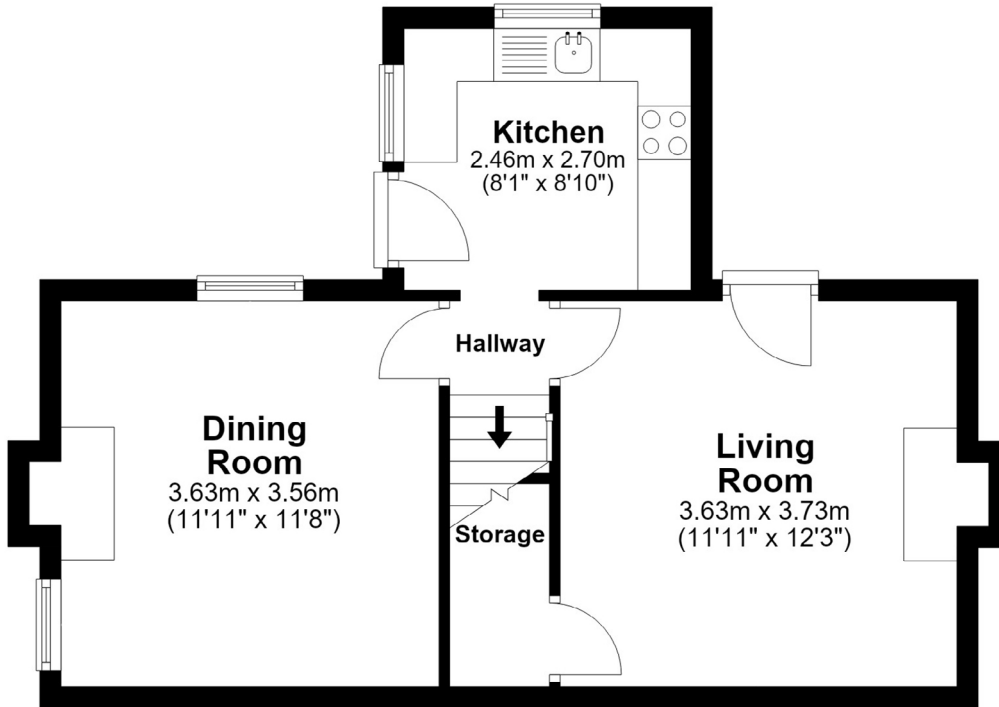
Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, Superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 1000 Mbps.



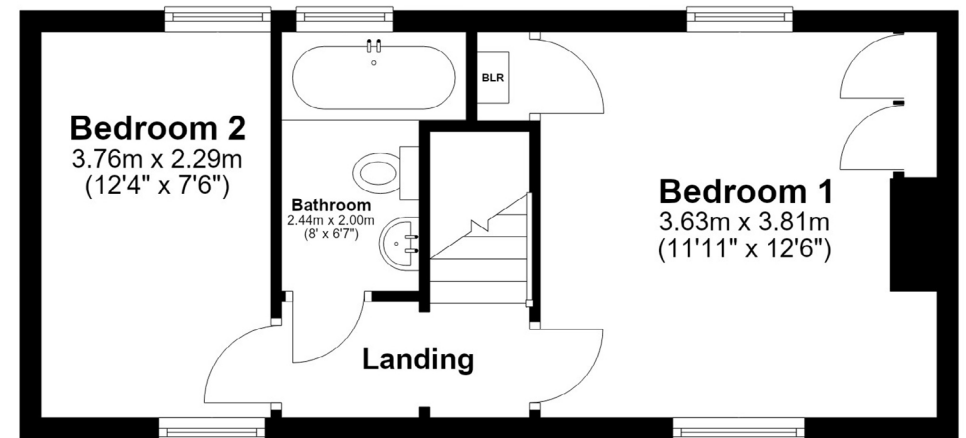
Ground Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



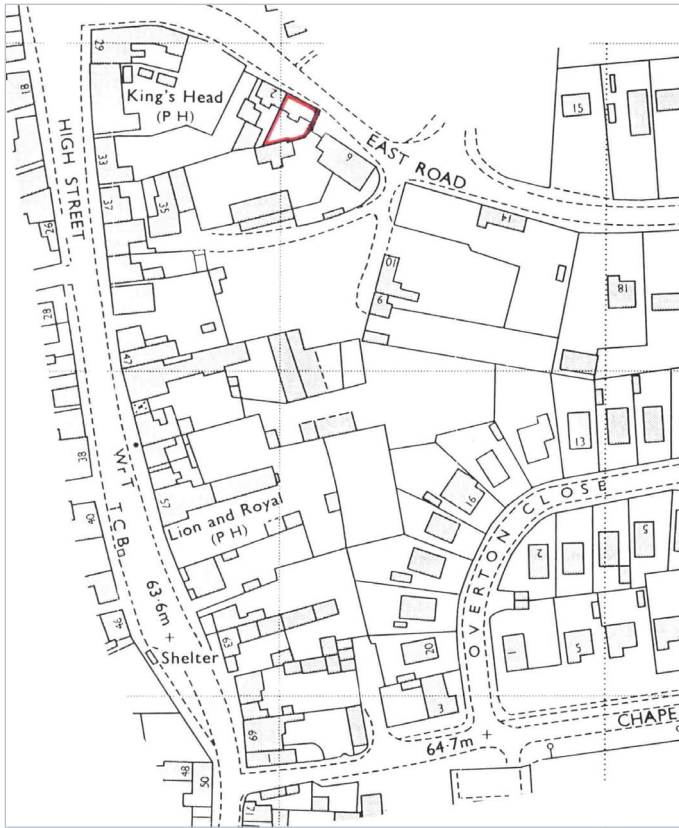
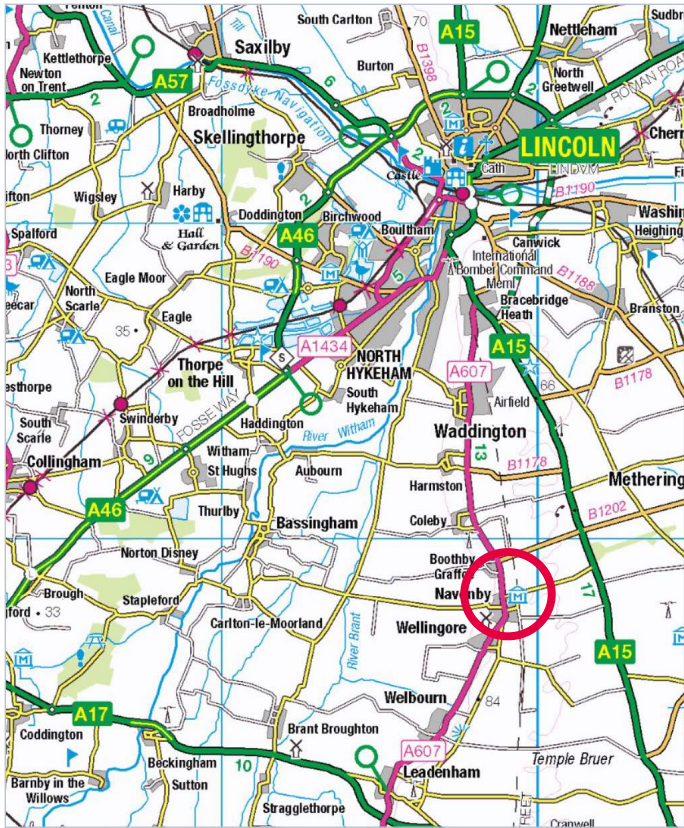
Total area: approx. 69.2 sq. metres (744.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.

Plan produced using PlanUp.

Gem Cottage, Navenby



Directions - LN5 0EP

Follow the A607 until you reach the village of Navenby and then turn left onto East Road where the property can be found on your right hand side.

<https://what3words.com/reference.bloggng.solved>

Buyer identity check

Please note that prior to acceptance of any offer, Brown&co 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Energy performance certificate (EPC)

4 East Road Navenby LINCOLN LN5 0EP	Energy rating D	Valid until: 14 September 2036
		Certificate number: 9540-3066-7201-4536-4204

Property type
Semi-detached house

Total floor area
69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

BROWN & CO

Property and Business Consultants