



**Dye House Farm, Wisteria Avenue,  
Branston, LN4 1QE**



Book a Viewing!

**£785,000**

Occupying an idyllic position on the edge of the popular village of Branston, Dye House Farm is a beautifully restored period home dating back to circa 1750, offering exceptional privacy, space and countryside living while remaining close to local amenities and transport links. The characterful accommodation, mainly south facing, comprises an Entrance Hall, Lounge with reclaimed marble fireplace, Dining Room with log burner, Study (formerly the original dairy), Kitchen/Breakfast Room, Utility Room, Cloakroom/WC, Four Double Bedrooms, including a Principal Suite with En-suite and Dressing Room, and a Luxurious four piece Family Bathroom. Set within approximately 2.5 acres, the property is approached via a long gravelled driveway and also has a large stone outbuilding which includes a car port, stables, stores and a workshop with an array of solar panels. The grounds include formal gardens, mature trees and shrubs, vegetable plots, fruit trees, meadowland and the village beck running through, creating a truly peaceful and picturesque setting.



## Dye House Farm, Wisteria Avenue, Branston, LN4 1QE



### LOCATION

Branston is a popular and well established village located approximately 4 miles south of the historic Cathedral and University City of Lincoln. The village combines a strong sense of community with a convenient semi-rural setting, making it particularly attractive to families and commuters. Branston offers a good range of everyday amenities including a Co-op store, local shops, takeaways, hairdressers, a medical practice, a church and the well regarded Waggon and Horses public house. Education is well catered for with both primary and secondary schooling available locally, including Branston Community Academy, which serves the wider surrounding area. The village has a historic heart, with attractive stone-built properties and traditional architecture reflecting its long standing rural heritage. Surrounding the settlement are open fields and countryside, offering pleasant walking routes and a strong connection to the Lincolnshire landscape. The nearby River Witham adds to the scenic setting and provides further opportunities for walking and wildlife spotting. Transport links are excellent, with the Eastern Bypass providing quick access to the A1, A46 and wider road network, making travel to Newark, Nottingham and beyond straightforward. Regular bus services also run directly into Lincoln city centre, offering easy access to shopping, employment, and leisure facilities. Overall, Branston combines village charm, good amenities and strong connectivity, making it one of the more desirable residential locations in the Lincoln area.



## SERVICES

Electricity and water mains services available and drainage to septic tank. Oil central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – E (North Kesteven DC).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

## VENDORS COMMENTS

We bought Dye House Farm 20 years ago from the farming family that had owned it since 1920, before that it was owned by local landed gentry making us only the fourth owners of this (approx) 270 year old house - and what a privilege it has been.

In our early years here, as a family with our two boys, we ran it as a smallholding and the land was variously used for horses, sheep, pigs and even as a pitch and putt golf course.

Now, in our retirement we garden the rich soil for flowers, vegetables and fruit, nurturing the wildlife and enjoying the tranquility of sitting by the beck and listening to the waterfall.

## ACCOMMODATION

### ENTRANCE HALL

With staircase leading to the first floor and wooden flooring.



### LOUNGE

24' 11" x 13' 1" (7.60m x 4.00m) A charming and characterful reception room featuring an open fire set within an antique marble fireplace with tiled surround and hearth, creating an attractive focal point to the space. The room is enhanced by original oak beams and enjoys an abundance of natural light from double glazed windows to the front and rear aspects, together with an additional double glazed picture window to the side. Further benefits include an understairs storage cupboard, wall lighting and two radiators, combining warmth and practicality with period charm.



### DINING ROOM

13' 3" x 12' 3" (4.06m x 3.75m) A warm and characterful reception room featuring a log burner set within an antique marble fireplace with tiled hearth, complemented by original oak beams that enhance the room's charm and rustic appeal. Natural light is provided by a double glazed window to the front aspect, while wall lights create a cosy atmosphere. The room has a radiator, making it an inviting space to relax throughout the year.



### STUDY

16' 11" x 10' 9" (5.17m x 3.29m) Originally utilised as a dairy during the farm's working days, this charming and versatile room retains a wonderful sense of history and character. With double glazed windows to the side and rear aspects, there is plenty of natural light. Built-in bookshelves and cupboards, together with spotlights and a radiator, make the space ideal for a variety of uses.



**KITCHEN/BREAKFAST ROOM**  
 20' 5 (max)" x 19' 7 (max)" (6.22m x 5.97m) Fitted with a range of farmhouse style base units with work surfaces over, the kitchen features a Belfast sink, and a traditional Rayburn range cooker provides a focal point for the space. There is provision for a dishwasher, complemented by quarry tile flooring and inset spotlights. Natural light floods in through three double glazed windows to the front, side and rear aspects, while front and rear doors provide convenient access to the surrounding gardens, creating a seamless connection between indoor and outdoor living.

**UTILITY ROOM**  
 9' 4" x 7' 1" (2.86m x 2.16m) Fitted with base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, space for washing machine, large floor to ceiling storage cupboards, spotlights, quarry tile flooring and double glazed window to the side aspect.



**CLOAKROOM/WC**  
 With close coupled WC, pedestal wash hand basin, large floor to ceiling storage cupboards, quarry tile flooring and radiator.

**FIRST FLOOR LANDING**  
 With wall lights and wooden flooring.

**BEDROOM 1**  
 12' 5" x 11' 11" (3.80m x 3.65m) With double glazed window to the front aspect, wooden flooring and radiator.

**EN-SUITE SHOWER ROOM**  
 9' 4" x 6' 7" (2.87m x 2.03m) Fitted with a three piece suite comprising of walk in shower cubicle with rainfall shower head, wash hand basin on a vanity stand and close coupled WC, airing cupboard, spotlights, chrome towel radiator, wooden flooring and double glazed window to the front aspect.



**DRESSING ROOM**  
 9' 6" x 5' 9" (2.90m x 1.77m) With fitted wardrobes and storage shelving, double glazed window to the rear aspect, spotlights and wooden flooring.

**BEDROOM 2**  
 12' 11" x 12' 3" (3.95m x 3.75m) With double glazed window to the front aspect, decorative fireplace, wooden flooring and radiator.

**BEDROOM 3**  
 13' 5" x 8' 8" (4.10m x 2.65m) With double glazed window to the front aspect, wooden flooring and radiator.

**BEDROOM 4**  
 10' 8" x 9' 4" (3.26m x 2.87m) With double glazed window to the rear aspect, wooden flooring and radiator.



**BATHROOM**  
 11' 1" x 7' 5" (3.38m x 2.27m) Fitted with a four piece suite comprising of freestanding cast iron bath tub, shower cubicle with rainfall shower head, pedestal wash hand basin and close coupled WC, spotlights, electric towel radiator, wood flooring with underfloor heating and double glazed window to the rear aspect.



WITHIN A LARGE STONE BARN THERE ARE:

**CARPORT**

28' 6" x 15' 10" (8.70m x 4.83m) Brick built car port providing covered parking for upto three vehicles, with light and power.

**STABLE 1**

16' 4" x 15' 8" (5.00m x 4.78m) With stable door to the front and lighting.

**STABLE 2**

15' 11" x 15' 8" (4.87m x 4.79m) With stable door and window to the front, feeding trough and lighting.

**STABLE 3**

15' 2" x 14' 7" (4.64m x 4.45m) With stable door to the front, window to the rear and lighting.

**OPEN STORE**

21' 0" x 16' 4" (6.41m x 5.00m) With double open entrance to the front and lighting.

**STABLE 4**

15' 11" x 8' 11" (4.86m x 2.74m) With stable door to the front and lighting.

**WORKSHOP**

30' 6" x 15' 10" (9.32m x 4.83m) With double entrance door to the front, personnel door to the rear, light and power.

**STORE**

18' 6" x 16' 4" (5.66m x 5.00m) With double open entrance to the front, light and power.

**NOTE**

The main house, stables and approximately 1.93 acres are held under an absolute/freehold title. The woodland situated to the east of the site is registered under a possessory title. Further information and supporting documentation relating to the title position are available upon request.



## GROUNDS

Occupying an idyllic and peaceful position on the edge of the popular and well served village of Branston, this unique property offers an exceptional blend of privacy, space and countryside living whilst remaining within easy reach of local amenities and transport links. Approached via an impressive long gated gravel driveway, beautifully lined with mature fruit trees, the property is set well back from the village and immediately conveys a wonderful sense of seclusion and tranquillity. Extensive gravelled parking areas and a substantial carport provide ample space for numerous vehicles, caravans or horseboxes. The property sits centrally within grounds extending to approximately 2.5 acres, creating a stunning setting with a variety of formal gardens, mature woodland, wildlife areas and open meadow land. The mature gardens are thoughtfully landscaped and predominantly laid to lawn, interspersed with established flowerbeds, ornamental shrubs and an abundance of mature trees which provide colour and interest throughout the seasons. The village beck gently runs through the grounds, with charming bridges crossing over the water and creating a picturesque feature that enhances the peaceful atmosphere of the setting.

The grounds attract an abundance of wildlife, making the property ideal for nature lovers, with regular sightings of birds, butterflies, pheasants, deer and other native wildlife around the gardens and meadow areas. Further enhancing the appeal of the property is an extensive stone built outbuilding including stables, stores and a large workshop, offering fantastic versatility for equestrian use, storage, hobbies or potential further development subject to the necessary consents. Fruit trees, productive vegetable plots and a greenhouse and a large array of solar panels paying a substantial feed in tariff provide a wonderful opportunity for those seeking a more sustainable or self sufficient lifestyle, while the adjoining meadow areas offer excellent potential for paddocks or additional recreational space. Altogether, this is a rare opportunity to acquire a substantial home in a beautiful semi rural setting with exceptional outdoor space and a truly enchanting atmosphere.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

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### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose Bridge McFarland, Dale & Co and Gilsen Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual members of staff who generate the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 or ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

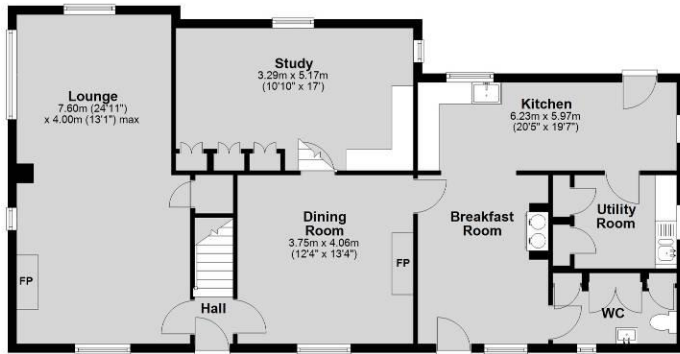
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### Ground Floor

Approx. 102.9 sq. metres (1107.2 sq. feet)



### First Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



Total area: approx. 181.7 sq. metres (1955.4 sq. feet)

### Ground Floor

Approx. 232.0 sq. metres (2497.3 sq. feet)



Total area: approx. 232.0 sq. metres (2497.3 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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