



- 19th Century Lincolnshire Cottage
- Detached Two Storey Dwelling
- Approx 215 sqm With 0.5 Acre Plot (sts)
- 4 Bedrooms & 3 Bathrooms
- 3 Reception Rooms
- Ample Parking & Double Garage
- Extensive Field Views
- Rural Setting 4.5 Miles From Lincoln

Baxters Cottage, Main Street, North Carlton, LN1 2RR
Guide Price £650,000



Set in the Lincolnshire countryside, 4.5 miles from Lincoln city centre is this 19th century former farmers cottage with accommodation stretching to approximately 215 Sqm.

Purchased by the current owners 14 years ago, the property has had a full back-to-brick renovation with accommodation now spread over two floors and having additional extensions to the property. Boasting 4 bedrooms, 3 reception rooms and 3 bathrooms the property is an ideal family home with extensive outdoor space.

After recently purchasing additional land, the home now comes with a plot measuring approximately 0.5 acres (subject to survey). In 2022, the final addition to the home was added in the form of a stunning garden room which boasts views across to Burton cliff and is flooded with an abundance of natural light, controlled by electric roller blinds. Another recent addition, was a double garage with twin electric doors completed in 2020 with a timber frame and wood cladding surround which seamlessly blends in with the surroundings.

Further benefits to the home include; a 27'1 lounge with feature log burner, master suite with walk in wardrobe, en suite shower room and field views, a stylish breakfast kitchen with large kitchen island, a formal dining room, ground floor shower room and a typical countryside boot room.

Situated in the rural village of North Carlton, the property sits a short 4.5 mile drive from the city of Lincoln and also has quick access to amenities in the neighbouring villages, such as a well regarded primary school in Scampton and the well known Dambusters Inn public house also located in Scampton.

Furthermore, North Carlton is known for North Carlton Hall a Grade I listed Tudor building dating back to the 16th century which famously received a visit from Henry VIII in 1541.

For further details and viewing arrangements, please contact Starkey&Brown. Council tax band: E. Freehold



Entrance Hall

Composite front door entry to front aspect, accompanying full glass window, solid wood flooring, exposed stonework, radiator and stairs rising to first floor.

Lounge

27' 1" x 14' 0" (8.25m x 4.26m)

Having 4 uPVC double glazed windows, 3 radiators, wood flooring, multi-fuel burning stove, exposed stonework and double door entrance.

Breakfast Kitchen

14' 9" x 15' 11" (4.49m x 4.85m)

Having a range of base and eye level units with large kitchen island including storage, space and plumbing for a range of appliances. Flavel range cooker and hob, 2 uPVC double glazed windows, radiator and storage cupboard.

Dining Room

10' 6" x 14' 11" (3.20m x 4.54m)

Having radiator, uPVC double glazed window to rear aspect and opening out into:

Garden Room

13' 11" x 15' 0" (4.24m x 4.57m)

Having being constructed in 2022 with full building regs. Brick build with French doors to the front aspect overlooking the front garden, engineered wood flooring, uPVC surround with fantastic views of surrounding Lincolnshire countryside.

Boot Room

11' 0" x 8' 10" (3.35m x 2.69m)

Having quarry tiled flooring, internal access into utility room, obscured window to side aspect, radiator and exposed stonework.

Utility Room

7' 11" x 7' 11" (2.41m x 2.41m)

Having quarry tiled flooring, radiator, oil central heating boiler, hot water cylinder, external uPVC door to side aspect leading onto rear garden. Internal access into:

Shower Room

7' 8" x 7' 6" (2.34m x 2.28m)

Having quarry tiled flooring, corner shower cubicle, low level WC, Belfast sink, radiator and uPVC double glazed obscured window and remnant of former period clothes washer.

First Floor Landing

14' 11" x 8' 3" (4.54m x 2.51m)

Having radiator and 2 uPVC double glazed windows.

Master Bedroom - Corridor Entrance

4' 9" x 18' 1" (1.45m x 5.51m)

Having 2 uPVC double glazed windows to rear aspect and radiator.

Bedroom Area

10' 8" min x 9' 11" min (3.25m x 3.02m)

Having uPVC double glazed windows to front aspect. Access to walk-in wardrobe measuring 4'3" x 8'9" (1.29m x 2.66m) with built in railing and radiator.

En-Suite

9' 0" x 5' 1" (2.74m x 1.55m)

Having large walk-in shower with rainfall showerhead, chrome heated hand towel rail, low level WC, pedestal hand wash basin unit and a partial tiled surround.

Bedroom 2

15' 0" x 10' 1" (4.57m x 3.07m)

Having 2 uPVC double glazed windows, built-in wardrobe and radiator.

Bedroom 4

11' 11" x 7' 1" (3.63m x 2.16m)

Having uPVC double glazed window to side aspect, radiator and built-in wardrobe.

Bedroom 3

9' 11" x 9' 5" (3.02m x 2.87m)

Having uPVC double glazed window to front aspect, radiator and loft access (loft no boarding, no ladder but is insulated).

Bathroom

6' 9" x 14' 10" (2.06m x 4.52m)

Having a 4 piece suite comprising of roll top claw-foot bath, pedestal hand wash basin unit, classical radiator with towel rail, corner shower cubicle, feature wood panelling, uPVC double glazed obscured window to front aspect, airing cupboard with chrome heated towel rail and shelving.

Double Garage - Built in 2020.

16' 11" x 18' 11" (5.15m x 5.76m)

Constructed on a concrete base with a brick base and complete with a timber frame. Surround of wood cladding treated every 2 years due to be completed in October 2025. Power points and LED lighting, 2 electric remote control doors with provisions for EV charging point.

Additional Garage Storage

11' 1" x 7' 10" (3.38m x 2.39m)

Externally adjacent to this additional storage space is concrete base and space for hot tub with double socket.

External Plot

Being approximately 0.5 acres. With a wrap-around garden having large proportion to the front and rear. The front garden comes with a timber gated entrance with large gravelled driveway with parking for multiple vehicles and access to the double garage. Oak storm porch entrance into the property. Access to a septic tank and a large lawned area which continues to the wrap-around to the side and rear of the property.

Rear & Side Gardens

To the side is a summer house constructed 14 years ago, treated annually being of soft wood construction and shingle roof. Rear garden features an additional area purchased from farmer in the most recent years. With a number of outbuildings which includes a garden shed measuring 12'8" x 9'7" (3.86m x 2.92m). A log store thought to be the former outside WC, comes with power point sockets. Access to oil tank. With the external plot having a mixture of fenced and hedged perimeters.

Location

Access is via Main Street, North Carlton. Council owned roadway leading to timber gated entrance to Baxters Cottage.

Other Information

Current Internet Provider: BT/EE Drainage is septic tank. Cleared in June 2025. Heating is oil central heating





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TOTAL FLOOR AREA : 2314sq.ft. (215.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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