

# Gamekeepers Cottage

Haddington



MOUNT & MINSTER



# Gamekeepers Cottage

Haddington

A delightful cottage offering the opportunity to embrace country living with enviable views, situated down a quiet lane in a popular, picturesque village.

- Charming county cottage
- Glorious countryside views
- Generous private garden
  - Two reception rooms
    - Three bedrooms
    - Bathroom
    - Utility and Pantry
  - Ample off road parking
    - Two storage sheds



MOUNT & MINSTER

## INTRODUCTION

A charming semi-detached country cottage, tucked away down a quiet lane located in the picturesque village of Haddington with glorious rural views and a generous private garden. This property is in need of modernisation and boasts two large reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms (two of which are generous doubles), there is plenty of room for everyone to enjoy their own space. The property also features a kitchen, pantry and bathroom.

## LOCATION

The property is located up Baileys Lane which is a quiet country lane with no through traffic. The village of Haddington lies within easy commuting distance of the market town of Newark-on-Trent which has fast rail links to London Kings Cross as well as access onto the A1. The Village is conveniently situated for access onto the historic Cathedral City of Lincoln, whilst a range of amenities, shops and leisure facilities are located in nearby Witham St Hughes, Bassingham and North Hykeham.

## OUTSIDE

To the front there is a gravel driveway providing ample off road parking, and access to a storage shed, the garden is primarily laid to lawn with mature shrubs. A pedestrian access gate leads to the rear private garden which is laid to lawn with a further storage shed.





## SCHOOLS

There is a range of excellent education facilities nearby with good primary schools located at both Bassingham and Witham St Hughes as well as access to a range of good secondary schools including the Priory LSST in Lincoln.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## TENURE

Freehold with vacant possession on completion.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E

## COUNCIL TAX BAND

Band: C  
North Kesteven District Council

## SERVICES

The dwelling is centrally heated throughout (oil) and is connected to mains water, drainage and electricity.

## VIEWINGS

By prior arrangement with the Agents (01522 716204).

## ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:  
T: 01522 716204  
E: [Ellen@mountandminster.co.uk](mailto:Ellen@mountandminster.co.uk)

## PARTICULARS

Drafted following clients' instructions of August 2026.

## ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:  
T: 01522 716204  
E: [Ellen@mountandminster.co.uk](mailto:Ellen@mountandminster.co.uk)

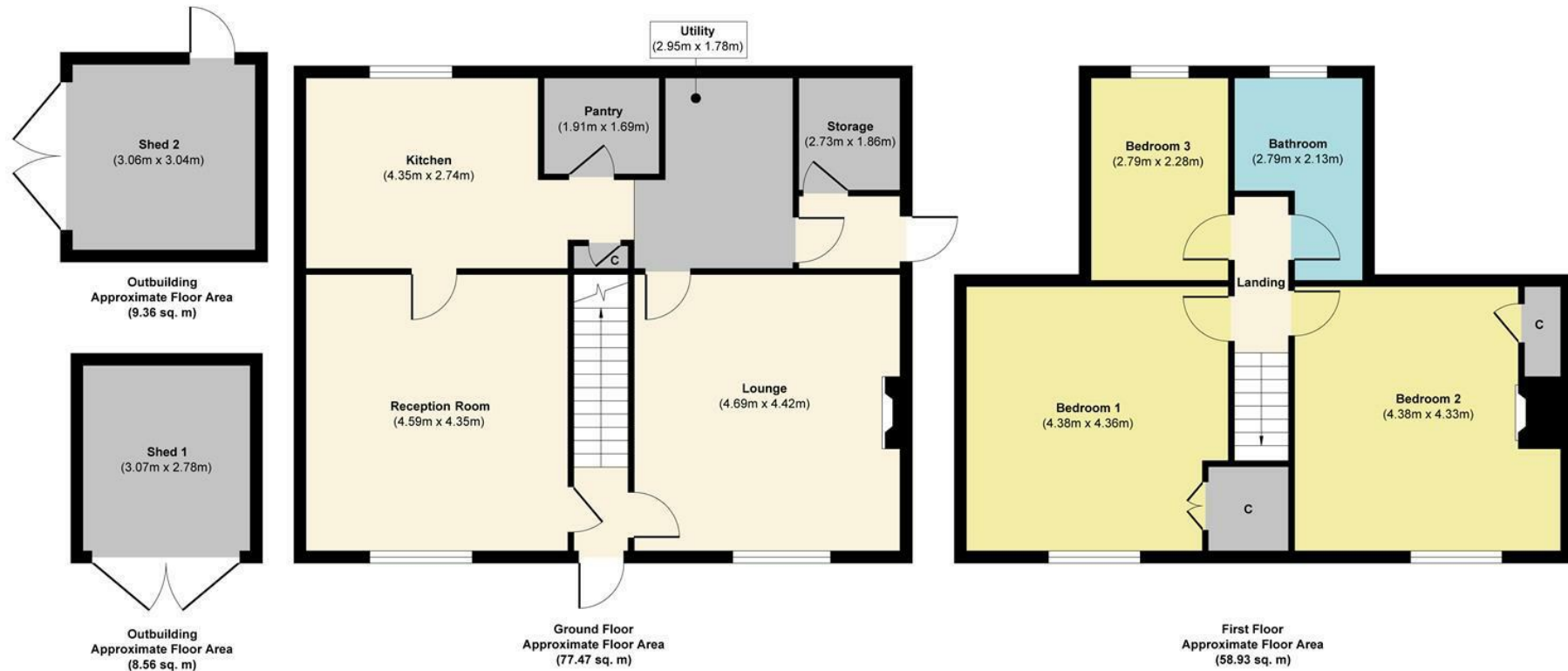
## BUYER IDENTITY CHECKS

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.





## Gamekeepers Cottage



**Approx. Gross Internal Floor Area 154.32 sq. m**

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

Produced by Elements Property

