



The Hollies
Bassingham, Lincoln

BROWN & CO



The Hollies, 43 Carlton Road, Bassingham, Lincoln

The Hollies is a charming four bedroom character residence set within approximately 4 acres on the edge of the sought after village of Bassingham. The property combines rural charm with convenient access to Lincoln and surrounding road networks, providing an appealing balance of countryside living and accessibility.

The property benefits from four bedrooms, alongside a range of reception space providing scope for further enhancement or extension subject to any necessary planning consents .

Externally, the property is particularly well served by an extensive range of traditional outbuildings which offer excellent versatility, whether for storage, workshops, hobby use or potential conversion, subject to the necessary permissions.

The grounds extend to approximately 4 acres in total, comprising generous gardens and adjoining paddock land, creating an attractive and private setting with considerable lifestyle appeal. The land offers further scope for equestrian or smallholding use, making the property well suited to a wide variety of purchasers.



Entrance Hall

With stairs to first floor, door to;

Lounge

Single glazed casement windows to front elevation, open Fire, electric storage heater, under stairs storage, door to;

Kitchen

Single glazed casement windows to side and rear elevations, fitted wall and base units with one and half bowl drainer sink, space and plumbing for washing machine, small built-in oven, part tiled walls, door to rear elevation and archway to additional kitchen area with Aga range cooker, single glazed casement windows to rear elevation and sliding door to;

Dining Room.

Single glazed casement window windows to front elevation, electric fire, electric storage heater, glazed doors to;

Sunroom

Single glazed windows and door to side elevation, electric storage heater, door to;

Shower Room

Double glazed casement windows to rear elevation, three piece suite comprising shower cubicle, wash hand basin, low flush WC, extractor, part tile walls, heated towel rail.

First Floor

Bedroom One

Single glazed casement window to front elevation, built-in storage with small loft hatch, electric storage heater.

Bedroom Two

Single glazed casement window to front elevation, cast-iron open fireplace, electric storage heater.

Bedroom Three

Single glazed casement window to side elevation.

Bedroom Four

Single glazed casement window to side elevation.

Bathroom

Single glazed casement window to rear elevation, three-piece suite comprising panel bath, mid flush WC, wash hand basin, part tiled walls.

Landing

With airing cupboard and electric storage heater.

Outside

The extensive grounds extend to around 4.03 acres in total and are made up of around 1 acre of formal lawned gardens with mature trees and hedging whilst to the rear is a 3 acre grass paddock with further access from Old Brick Lane. There are also a range of traditional farm buildings as follows

Outbuilding

Brick and pantile construction with half of the building currently in a dilapidated state. The building is divided into three store rooms as follows;

Storeroom One 4.28m x 3.87m

Storeroom Two 4.95m x 4.00m
Housing oil tank

Storeroom Three 4.19m x 2.38m



Barn

The barns are divided as follows;

Single storey section to left hand side is divided into;

Store One 2.14m x 1.95m

Store Two 1.81m x 1.20m

Double garage/workshop 6.71m x 3.69m

Two Storey section 10.03m x 4.01m
with doors to front and rear elevations.

Single Storey section 6.39m x 4.20m
With door to front elevation

Open Bay cart shed 9.66m x 8.34m
There is also a further brick built section which is currently inaccessible

Tenure & Possession

Freehold and for sale by private treaty.

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard and superfast broadband is available with a max download speed of 54 Mbps and a max upload of 8 Mbps.

Town & Country Planning

The seller has had an extensive pre application conducted and had a formal response from North Kesteven District Council. Both of these documents are available from the selling agent.

Development Clawback

The seller is not imposing a development clawback on the land.

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.

Amenities

Bassingham is a well-regarded and thriving village offering a strong range of day-to-day amenities, making it particularly attractive for families and commuters alike. The village benefits from a well-regarded primary school, a doctor's surgery, convenience stores including a post office and butcher, and a choice of traditional public houses and eateries, all contributing to a vibrant local community. Recreational facilities are well catered for with a village hall, playing fields, and open green spaces, while the surrounding countryside and nearby River Witham provide excellent opportunities for walking and outdoor pursuits. Regular bus links offer convenient access to both Lincoln and Newark, ensuring wider amenities and transport connections are within easy reach.

Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

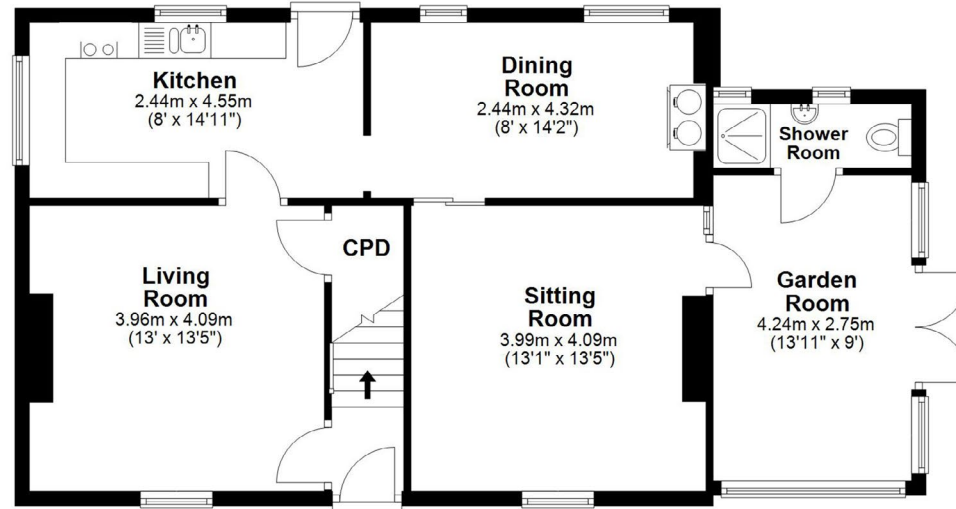
James Mulhall 01522 504304
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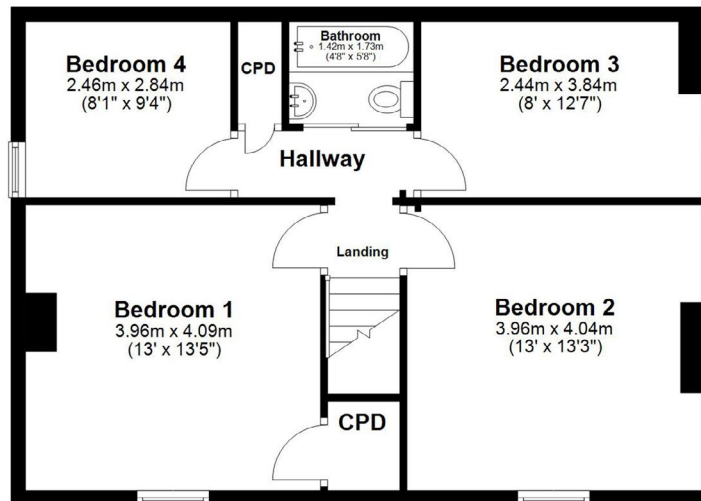
Ground Floor

Approx. 74.9 sq. metres (806.7 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



Total area: approx. 135.6 sq. metres (1459.8 sq. feet)

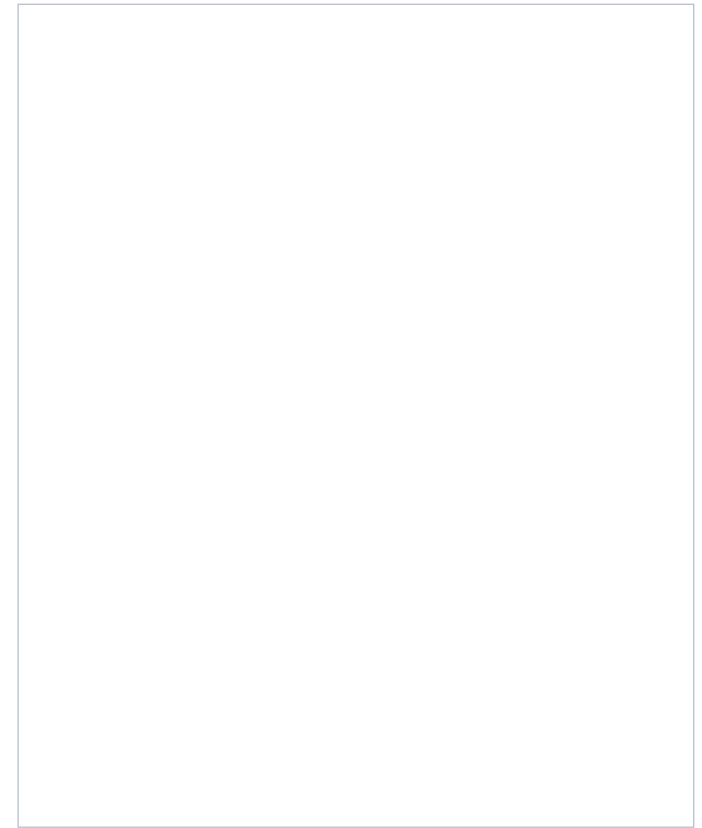
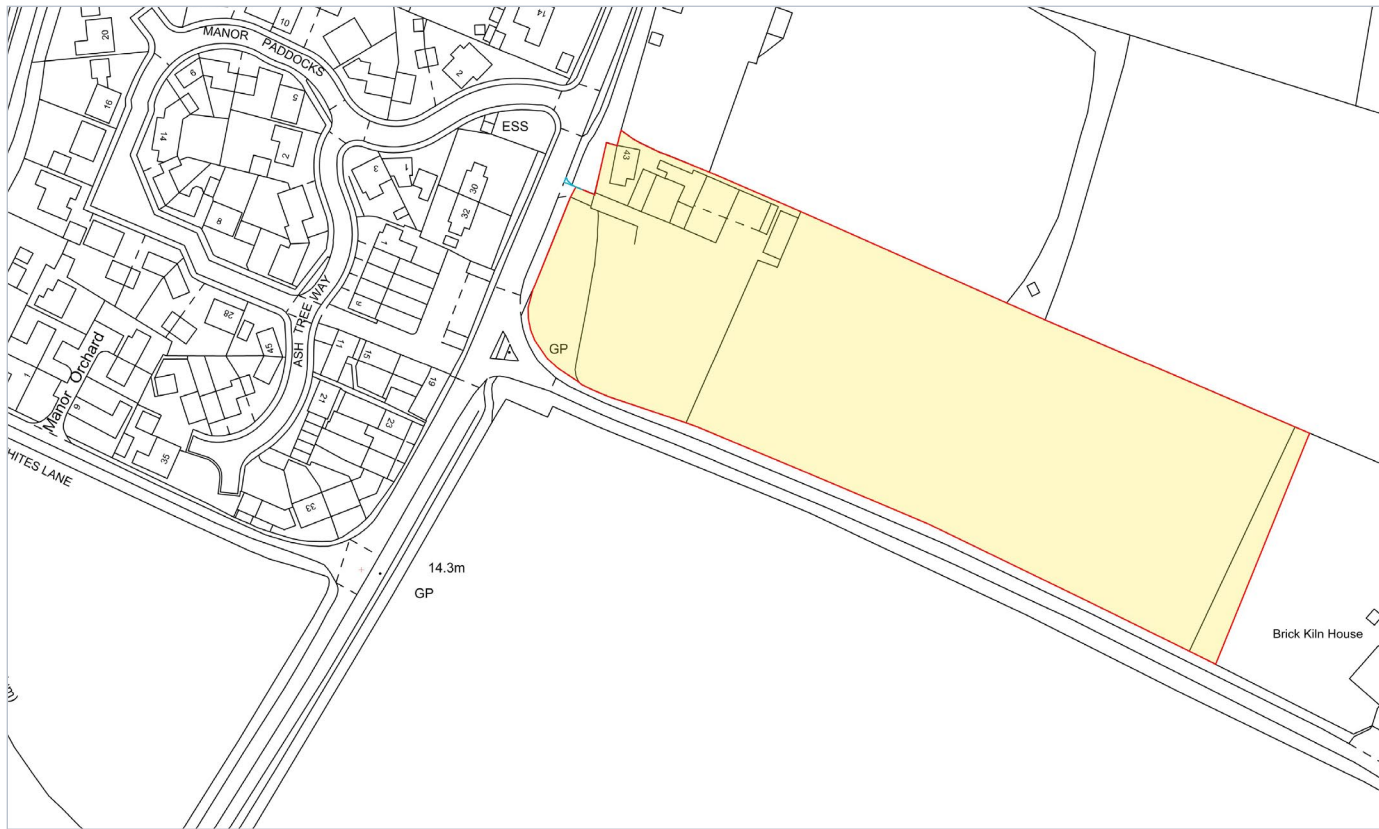
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

The Hollies, Bassingham





Directions - LN5 9HB

Enter the village of Bassingham on Carlton Road and the property can be found on your right hand side.

<https://what3words.com/villas.purified.notched>

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