



1 The Paddock  
Beckingham, Lincoln, LN5 0FD  
**Offers Over £580,000**

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# 1 The Paddock

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\*\*\*THE PADDOCK: THE ULTIMATE FAMILY SANCTUARY – COMMUTABLE RURALITY\*\*\*

Situated at the edge of a designated Conservation Area, this impressive 2,340 sq. ft. residence offers far more than just a home; it offers a property in this sought after picturesque rural setting. The centre of Beckingham is where history is preserved, defined by "chocolate box" Grade II listed cottages and the striking silhouette of the 13th-century All Saints Church.

An Interior Designed for Flow and Perspective:

The beauty of this home lies in its exceptional sense of scale. Unlike standard modern builds, the rooms here are large and interconnected to maximise the feeling of light and volume.

- Heart of the Home: The standout feature is the 26ft extended garden room. This brick and glass-wrapped space acts as a bridge between the home and the landscape, creating a bright, airy sanctuary for all season entertaining. The well-appointed breakfast kitchen flows seamlessly into the formal dining room and garden room, creating a continuous social zone that works perfectly for large family gatherings.

- Work-Life Balance: With four distinct reception rooms, including a dedicated dual-aspect lounge and a quiet private office, the home adapts to your lifestyle, whether you are hosting a formal dinner party or working from home in peace.

- The Master Sanctuary: The upper floor is designed for privacy, featuring four genuine double bedrooms. The master suite is a true retreat, complete with a dedicated dressing area and ensuite, providing a quiet space to decompress.

- \* Spanning the full length of the house, the attic is completely boarded and a pull-down ladder for easy access.

The Rural Idyll: Nature on Your Doorstep

Life at The Paddock is enhanced by the rhythm of the countryside. This is a location designed for those who appreciate village life.

- Ancient Landscapes: As a conservation village, Beckingham is wrapped in a tapestry of mature trees, hidden copses, and rolling fields.

- Country Pursuits: Step out of your front door and onto a network of scenic footpaths. Whether it's a crisp winter walk through local woodland and riverbanks or a summer stroll past the historic cottages to the church grounds, the landscape is an extension of your own garden and then into the warmth of the village hall and social club.

A Village with Soul: This is a place where community thrives. From the "foodie" destination of The Black Swan to the active village hall, you have all the benefits of a close-knit community, while being just 80 minutes from the bustle of London Kings Cross via the East coast mainline from Newark Northgate train station. There are a range of excellent schooling links close to the village, including Brant Broughton Church of England and Methodist Primary school and a bus service to the desirable grammar school at Sleaford.

Practicality:

The property is as functional as it is desirable, featuring a double driveway and separate third parking space and a detached double garage (currently configured with a workshop/store), ideal for the car enthusiast or those needing extra hobby pace. Outside, the landscaped gardens are a masterclass in curb appeal, featuring tiered planters to the front and a secluded rear oasis. Spend your mornings with a coffee reading a book in the summer house or host effortless BBQs on the paved terrace.





The village of Beckingham offers exceptional access to the A1, A17 and A46 road networks. A short 8 minute drive takes you 6 miles west to Newark, a town steeped in history featuring Georgian architecture, the stunning Newark Castle & Gardens, and a vibrant cobbled market square with independent stores and bistros. Daily essentials are met by banks, large supermarkets and a range of local produce at the popular Newark markets. Further afield the cathedral city of Lincoln, market towns of Grantham and Sleaford are under 20 miles away.

**Entrance Hall**  
17'4 x 10'0 (5.28m x 3.05m)

**Lounge**  
13'8 x 21'1 (4.17m x 6.43m)

**Breakfast Kitchen**  
18'6 x 13'3 (5.64m x 4.04m)

**Dining Room**  
11'1 x 13'4 (3.38m x 4.06m)

**Office**  
12'2 x 8'8 (3.71m x 2.64m)

**Garden Room**  
26'4 x 8'10 (8.03m x 2.69m)

**Utility Room**  
9'8 x 7'4 (2.95m x 2.24m)

**WC**  
5'6 x 3'8 (1.68m x 1.12m)

**Landing**  
19'6 x 7'4 (5.94m x 2.24m)

**Bedroom One**  
17'11 x 13'6 (5.46m x 4.11m)

**Dressing Area**  
7'10 x 3'10 (2.39m x 1.17m)

**Ensuite**  
7'10 x 6'0 (2.39m x 1.83m)

**Bedroom Two**  
17'7 x 10'4 (5.36m x 3.15m)

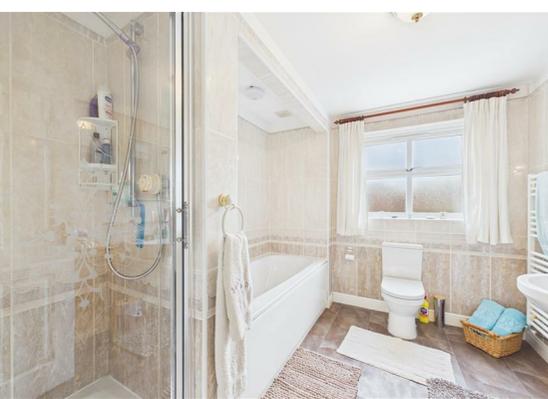
**Bedroom Three**  
14'5 x 10'7 (4.39m x 3.23m)

**Bedroom Four**  
13'1 x 8'9 (3.99m x 2.67m)

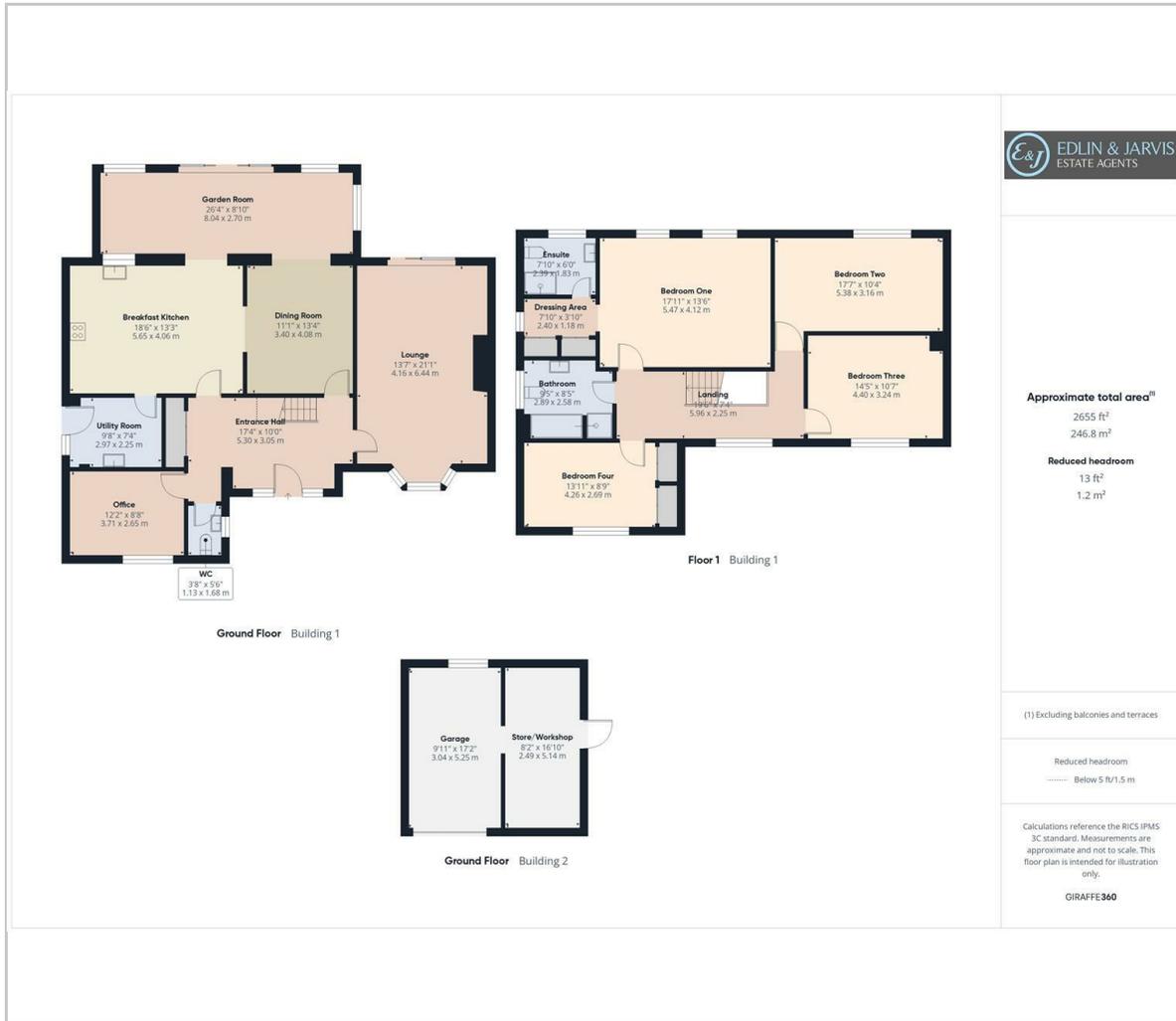
**Bathroom**  
9'5 x 8'5 (2.87m x 2.57m)

**Garage**  
9'9 x 17'3 (2.97m x 5.26m)

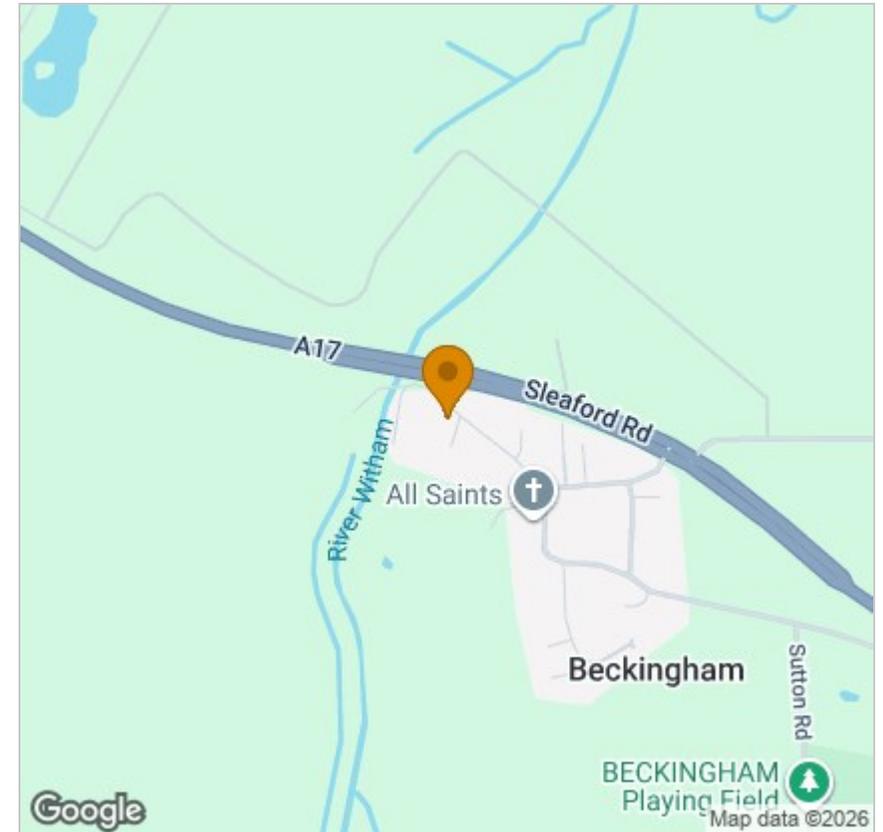
**Workshop/Store**  
8'10 x 16'2 (2.69m x 4.93m)



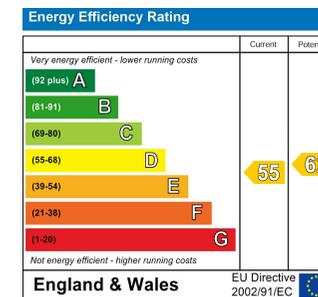
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>