

# Church View Farm

Spridlington

MOUNT & MINSTER



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Spridlington

A stunning Georgian residence set in approximately 1.6 acres.

## INTRODUCTION

Church View Farm is a delightful Grade II Listed prominent residence dating back to the 18th century with Victorian additions. The property boasts a wealth of original features including cast iron feature fireplaces, bread oven and terracotta tiled flooring. The property occupies a corner plot which extends to approximately 1.6 acres, and includes a paddock, tennis court and self contained one bedroom annex/holiday let. This impressive family home has accommodation split across three floors and briefly comprises three reception rooms, impressive open plan kitchen/garden room, utility room, shower room and WC to the ground floor.

To the first floor there are four double bedrooms and Jack and Jill bathroom. With three further double bedrooms and family bathroom to the second floor.

## Annex/Holiday Cottage

The self contained Annex provides the property with the option of multi generational living or indeed a holiday let income. This section of the property comprises an entrance hall, living room, WC, utility/kitchenette. To the first floor there is an open plan living/kitchen with views across the tennis court and beyond, bedroom and bathroom.

## LOCATION

The property is situated within the beautiful village of Spridlington which is a popular village nine miles north of Lincoln to the east of the A15. It is ideally situated for Welton, just three miles to the south, which has an excellent range of facilities including the sought after William Farr School. The Cathedral City of Lincoln provides a plethora of facilities with its range of shops, restaurants, university and the Cathedral Quarter. Commuting further afield via the M180, A15 and A46 and A1. Newark North Gate and Lincoln have direct links into London Kings Cross with the former taking just one hour and fifteen minutes.

## OUTSIDE

A driveway to the rear of the property provides ample off road parking with electric car charger and access to the garage (19'8 x 13'10) which also houses the two oil tanks. There are also further useful outbuildings including a general store/boiler room, tack room and outside WC with sink. There is separate vehicular access alongside the annex which leads to the gated paddock which measures just under 1 acre.

Formal gardens run to the front, side and rear of the property, the garden to the front is primarily laid to lawn and overlooks the stock fenced L Shaped paddock, with stable block. A generous patio to the rear with a covered BBQ area makes this a wonderful private space for alfresco dining and entertaining, with views of the tennis court. There are also raised vegetable beds, an orchard with a plethora of fruit trees, greenhouse and garden shed, and further gravelled seating area.

## METHOD OF SALE

Freehold with vacant possession on completion.



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**TENURE**

Freehold with vacant possession upon completion.

**ENERGY PERFORMANCE CERTIFICATE**

Rating: N/A

**COUNCIL TAX BAND**

Band: G

West Lindsey District Council

**SERVICES**

Oil central heating, mains water, drainage and electric.

**VIEWINGS**

By prior arrangement with the Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of February 2025.

**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.









Total area: approx. 446.3 sq. metres (4804.4 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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