The Coach House, 62 High Street, Brant Broughton, LN5 0RZ

Asking Price £285,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A barn inspired conversion providing practical spacious and well planned accommodation all on a convenient single floor level. Situated within the Brant Broughton conservation area, the property has a substantial frontage with an archway entrance, car port and a detached garage. A particular feature of the property is the small enclosed and walled rear garden offering complete privacy and seclusion. Converted and restored some years ago the property is well maintained, nicely decorated, and well presented throughout. Central heating is from an oil fired Stanley kitchen combined cooking range, the property is double glazed.

The accommodation in summary provides an entrance porch, hall and corridor, lounge with wood stove and patio doors to the conservatory, open plan kitchen and dining area, cloak room and office. Bedroom accommodation is conveniently divided from the living accommodation with a corridor. There are three good sized bedrooms and a bathroom. Wrought iron entrance gates and the archway give access to the gravelled driveway, car port and brick built garage. The total floor area internally is 1,100 sq. ft approximately.

The village of Brant Broughton is situated approximately 8 miles east of Newark and conveniently located for commuting also to Lincoln and Grantham. There is access to the A17 from the village and convenient access points to the A1 and A46 trunk roads this side of Newark. East Coast rail services from Newark Northgate and Grantham Station to London King's Cross are available with journey times of just over 75 minutes.

The entire village of Brant Broughton is designated a conservation area. There is a delightful array of character properties both stone and brick built, fronting the village high street. Country lane walks and short drives to the Lincolnshire Ridge and Stapleford Woods area are within close proximity. Village amenities include a primary school, the Generous Briton public house known as a country house, and there is a bus stop conveniently situated close to the property. A focal point of the village is the magnificent St Helen's Church dating from the 13th Century and described as having one of the most elegant spires of Lincolnshire.

Constructed with traditional brick elevations under a clay pantiled roof the property provides the following accommodation:

ENTRANCE PORCH
With stone flagged floor.

RECEPTION HALL
With centre beams, radiator and long corridor off.

SITTING ROOM
15'4 x 14'7 (4.67m x 4.45m)

Stone fireplace and chimney breast feature, wood stove, beamed ceiling, double panelled radiator, fitted wall lights and patio doors to the conservatory.

CONSERVATORY
11'10 x 8'7 (3.61m x 2.62m)

Constructed on a brick base with uPVC double glazed windows and polycarbonate roof and patio doors to the walled garden.

DINING AREA
11'11 x 10' (3.63m x 3.05m)

Beamed ceiling, ceramic tiled floor, radiator, LED lighting and the dining room is open plan with the kitchen area.

KITCHEN
11'2 x 9'1 (3.40m x 2.77m)

Wall cupboards, base units, working surfaces incorporating a stainless steel sink unit with mixer tap. Single glazed internal window and door, Stanley oil fired cooking range and combined central heating boiler. The kitchen units incorporate a storage cupboard, the floor is ceramic tiled and there is access from the kitchen to the back porch and garden.

REAR PORCH
With front and rear single glazed entrance doors, tiled floor and hatch to roof space.

SEPARATE WC
With low suite WC, basin, tiled floor, electric heater.

UTILITY ROOM
10'5 x 6'1 (3.18m x 1.85m)
Recess with shelving, plumbing for a washing machine, fitted electric wall heater and cupboards.

LONG CORRIDOR
With two windows, built-in airing cupboard containing the hot water cylinder.

BEDROOM ONE
13'7 x 9'10 (4.14m x 3.00m)
(Excluding the door recess)

A good sized double bedroom with radiator and hatch to the roof space with ladder.

BEDROOM TWO
10' x 8'10 (3.05m x 2.69m)

A double sized bedroom with radiator.

BEDROOM THREE
9'11 x 8' (3.02m x 2.44m)

Radiator and secondary hatch to the roof space.

BATHROOM
10'2 x 6' (3.10m x 1.83m)
(Measured into the roof space)

Bath with screen and electric shower, pedestal basin, low suite WC, half tiled walls, tiled floor, radiator and recessed Halogen lighting.

OUTSIDE
There are double entrance gates and a car port constructed on brick pillars having a pantiled mono pitched roof.

BRICK BUILT GARAGE
17' x 9' (5.18m x 2.74m)
Lighting, power point, up and over garage door, and personal door and section off with the bunded oil storage tank.

The walled garden is a particular feature of the property. There is a patio area with a pergola, a raised pond, grassed areas, borders with shrubs and low trees. Outside cold water tap.

SERVICES
Mains water, electricity, and drainage are connected to the property.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
This property comes under North Kesteven District Council Tax Band D.

GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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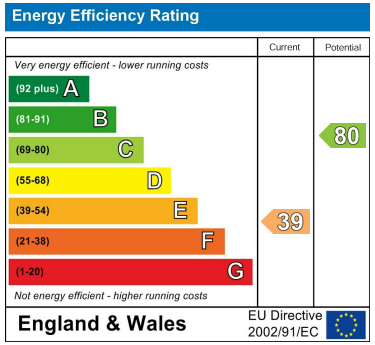

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