

River Bank House

Saxilby

MOUNT & MINSTER



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A modern family residence, tucked away in a private position, set within 2.46 acres of delightful gardens and paddock land alongside the picturesque Foss Dyke minutes from nearby Lincoln.

- Agricultural Occupancy Condition
- Detached House
- Total of 2.46 acres.
- Four bedrooms
- Two bathrooms
- Lounge/study
- Kitchen/Diner
- Utility
- Garage
- Ample parking



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INTRODUCTION

A nicely proportioned and spacious home, set down a sweeping farm track alongside to the Foss Dyke. Set within 2.46 acres, the holding enjoys a mix of both garden and paddock land, with accommodation including an open-plan kitchen diner, a double aspect lounge, a separate home office or play room, a utility room, four bedrooms upstairs and two bathrooms, including an ensuite.

LOCATION

Saxilby is a well-established and highly regarded village situated approximately seven miles north-west of the historic Cathedral City of Lincoln, with convenient access via the A57. Combining traditional village charm with an excellent range of local amenities and transport connections, Saxilby is an attractive location for families, professionals and those seeking a more relaxed pace of life within easy reach of the city. The village benefits from a comprehensive range of amenities, including Saxilby C of E Primary School, a doctors' surgery, nurseries, a butcher, grocers, pharmacy, post office, library, hairdressers, food outlets and veterinary services. St Botolph's Church, the village hall and playing field, together with local sports club facilities, further contribute to the village's strong community atmosphere.

For leisure and dining, Burton Waters Marina is located approximately four miles away, offering an attractive waterside setting with a David Lloyd leisure centre, a selection of independent restaurants and a wine bar.

The proximity of Lincoln provides access to an even wider range of amenities, including an extensive selection of shops, supermarkets, restaurants, cafés and leisure facilities, alongside the city's renowned historic Cathedral Quarter, cultural attractions and professional services. The city also offers a choice of secondary schools and further education facilities, making Saxilby a convenient base for a variety of lifestyles.















OUTSIDE

The property is approached through the industrial estate and onto a privately owned track over which the property enjoys a right of way. There are gardens to the both the front and rear with ample private parking and direct vehicular access to the double garage. There is a large paved area to the rear, providing an ideal space for outdoor dining and entertaining. The paddock land extends to 1.59 acres.

SCHOOLS

Saxilby C of E Primary School is a few minutes' drive and has a Good Ofsted report, so too the Fleur de Lys Nursery and Pre-School and Sunflower Smile Childcare. The village of Odder, near Saxilby, has a preparatory school for children aged 2-11 years, Burton Hawthow. There is a wide choice of secondary schools in the region with many in Lincoln such as The Priory Academy LSST, 8 miles away rated Outstanding by Ofsted, as well as the highly regarded Lincoln Minster independent Schools (Prep and Senior) situated in the centre.

SERVICES

Mains gas, electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

Rating: B

COUNCIL TAX BAND

Band: D

West Lindsey District Council

METHOD OF SALE

The property is offered for sale by Private Treaty.

SPECIAL CONDITION

The property is subject to a planning permission which requires that the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

TENURE

Freehold with vacant possession on completion.

VIEWINGS

By prior arrangement with the Agents: 01522 716450.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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E: Ellen@mountandminster.co.uk

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Ground Floor
Approximate Floor Area
(103.86 sq. m)



First Floor
Approximate Floor Area
(90.11 sq. m)

Approx. Gross Internal Floor Area 193.97 sq. m (Excluding Garage)

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

Produced by Elements Property

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