Enfield Paddocks

North Scarle



MOUNT & MINSTER









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North Scarle

Situated in a tranquil and exclusive gated development of just three barn conversions, this stunning single-storey residence is surrounded by open countryside in a tranquil location within it's own grounds of around an acre.

- Exclusive Gated Development
- Eco-Home with smart letter box
- Approx 1 acre (STS)
- Private Parking
- Open-Plan Living
- Four Double Bedrooms
- Two Ensuites
- Family Bathroom
- 10 Year Warranty
- Additional Land Available



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INTRODUCTION

Enfield Paddocks is an exclusive gated development of just three individually converted contemporary dwellings. Enfield Paddocks occupies an enviable position nestled amongst mature woodland and open countryside with grounds extending to approximately an acre (subject to survey). The grounds include private woodland, lawned gardens and ample parking.

This single storey contemporary dwelling offers a beautifully designed and a high quality finish throughout, benefiting from an energy efficient construction, the accommodation comprises a stunning 33 ft open plan kitchen, dining living space, the stylish kitchen is flooded with natural light with large windows and bi-folding doors create a seamless connection to the extensive south facing timber terrace beyond.

There are four impressive generously proportioned double bedrooms, with the principle suite enjoying access to a private paved terrace along with its own well appointed en suite. A further bedroom also benefits from en suite facilities with a spacious double shower. The remaining bedrooms are served by a stylish modern bathroom.

OUTSIDE

The property is approached off a quiet lane via electric gates up a shared driveway to the three individual barns. Plot 1 is at the end of the development with no third party rights of access or passing traffic. There is a large gravelled driveway with ample private parking for multiple vehicles, as well as a small front lawn and a larger rear lawn. To the side aspect there is as decking area, providing an ideal space for outdoor dining and entertaining. To both the front and rear aspects is woodland included within the sale.

ADDITIONAL LAND

An additional amount of paddock land is available to rent at either end of the woodland, up to around ten acres by separate negotiation.











LOCATION

The property is situated on the edge of the sought-after rural village of North Scarle. North Scarle has a shop with Post Office, The White Hart pub, primary school, church, tennis club, bowling green, cricket club and many community groups. The extremely well served village of Collingham is just 4 miles away and offers its own train station, medical centre, pharmacy, dentist, veterinary surgery, butchers, Co-op, hairdressers and post office.

The thriving market town of Newark is 10 miles south where the fastest direct trains to London Kings Cross take 73 minutes. The historic cathedral city of Lincoln is approximately 11 miles to the northeast offering shops, a full range of leisure facilities, well-respected schools, universities and historic sites in the Cathedral Quarter.

Road links are excellent with the A1, A46 and A17 all within easy reach.

SCHOOLS

The area is particularly well regarded for the quality and breadth of schooling available across both the state and independent sectors. Primary education is available within the village at North Scarle Primary School, with further highly regarded schools nearby including John Blow Primary School in Collingham, Swinderby All Saints C of E Primary School and Witham St Hughs Academy.

For secondary education, the area is served by a number of respected schools including Sir Robert Pattinson Academy, North Kesteven Academy and The Lincolnshire School of Science and Technology (LSST), with North Scarle Primary School acting as a feeder school for selected establishments. The village is also conveniently positioned for access to school transport services serving the highly regarded grammar schools in Sleaford.

Independent education is available at a number of well-respected schools within the region, including Highfields School in Newark and the Lincoln Minster Schools, offering both preparatory and senior education.
(Please note: for the latest school catchment areas, admissions policies and Ofsted reports, prospective purchasers are advised to make their own enquiries directly with the relevant local authorities and schools.)







SERVICES

Mains electricity and water; individual sewerage processing plant; drainage; air-source heat pump. 9.5kW solar photovoltaic system with 20 roof-mounted panels and 6kW battery storage

COUNCIL TAX BAND

Local Authority: North Kesteven District Council
Council Tax Band: TBC

ENERGY PERFORMANCE CERTIFTCATE

Rating: A

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01522 716204

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster.
T: 01522 716204
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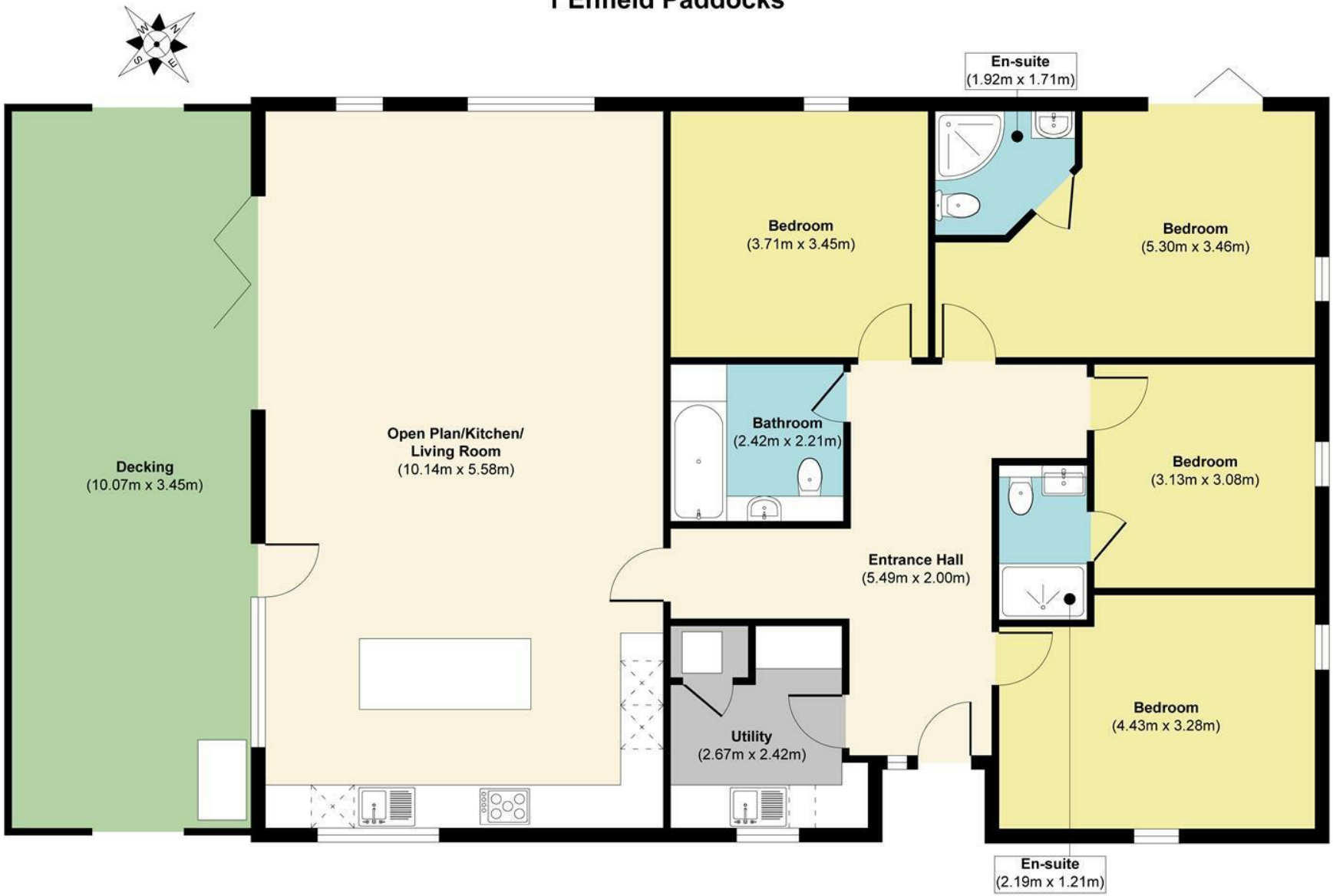
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1 Enfield Paddocks



Ground Floor

Approx. Gross Internal Floor Area 1580 sq. ft / 146.90 sq. m

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

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