



Baytree House
Potterhanworth

MOUNT & MINSTER



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Potterhanworth

Set in this popular village within easy reach of the stunning Cathedral City of Lincoln, these two beautiful detached properties offer high-end living with the ease of a bungalow and the flexibility of an additional barn conversion.

- Bungalow & Barn
- Impressive Kitchens
- 2/3 Bedrooms (Bungalow)
 - 1 Bedroom (Barn)
- Beautiful Lounges
 - Gated Access
 - Private Parking
 - Rear Gardens
- Popular Village
- No Onward Chain



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DESCRIPTION

A rare opportunity to acquire two properties on one title, offering flexible and versatile living in a single storey dwelling and combining the character of an attractive barn conversion. The accommodation within the bungalow briefly includes an impressive entrance hall, a lounge, a dining room (or potential bedroom), two further bedrooms and a family bathroom. The newly converted barn enjoys a kitchen, lounge, a master bedroom with ensuite and a home office. The property has the benefit of planning consent for a new independent access form the highway for the barn if required.

LOCATION

Potterhanworth is a small village situated some seven miles to the south east of Lincoln and benefits from high speed FTTC broadband. Local amenities include a Primary School, St. Andrews Church, Village Memorial Hall and Parish Council maintained Playing Field. The village lies within easy travelling distance of the nearby historic Cathedral City of Lincoln where the Cathedral quarter, cultural quarter, Bailgate and Steep Hill are all easily accessible. Lincoln is a vibrant university city offering an excellent choice of schools, shops, restaurants, public houses and leisure activities. Transport link include very good roads links via the A46, A1 and A17. Both Lincoln and Newark North Gate railway stations have a mainline link to London Kings Cross, the latter providing a journey time of approximately 1hour 15minutes.

SCHOOLS

The local area provides a wide range of excellent and highly regarded schools. These include Lincoln Minster (6 miles), Branston Community Academy (2 miles) as well as The Priory LSST (5 miles). Local primary schools include The Potterhanworth Church of England Primary School (rated Good by Ofsted), Branston Junior Academy, Dunston St Peter's Church of England Primary School and Branston Church of England Infant Academy.

OUTSIDE

The property is approached through wooden gates onto a spacious driveway with private parking for multiple vehicles. There is direct vehicular access to the garage, with a further pedestrian door to the rear.

There is a lawn to the rear of the bungalow with a vegetable garden, log store and garden shed. The barn also enjoys a garden to the front of the dwelling, with a small lawn and a round paved area providing a superb space for outdoor eating and entertaining. The Barn can also be accessed through large double gates from the principal driveway, or alternatively via a new access which has consent off the highway.

SERVICES

The property is centrally heated (oil) with mains water, drainage and electricity all connected.





ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

PARTICULARS

Drafted and photographs taken following clients' instructions of March 2023.

VIEWING

Strictly by prior arrangement with the Agents (01522 716204). Please note the the Barn cannot be accessed from Brewers Yard.

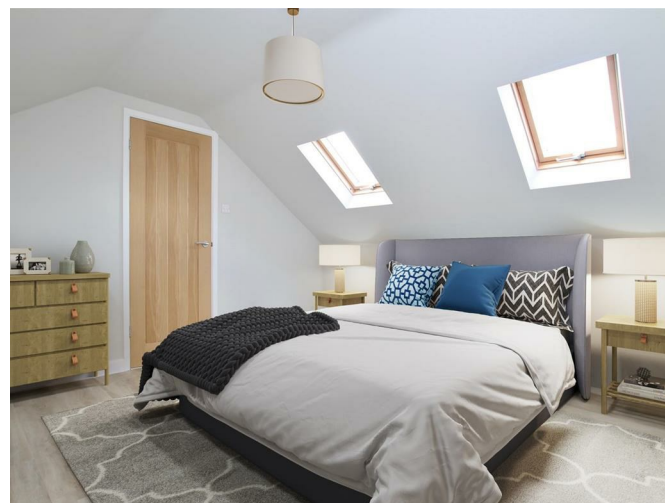
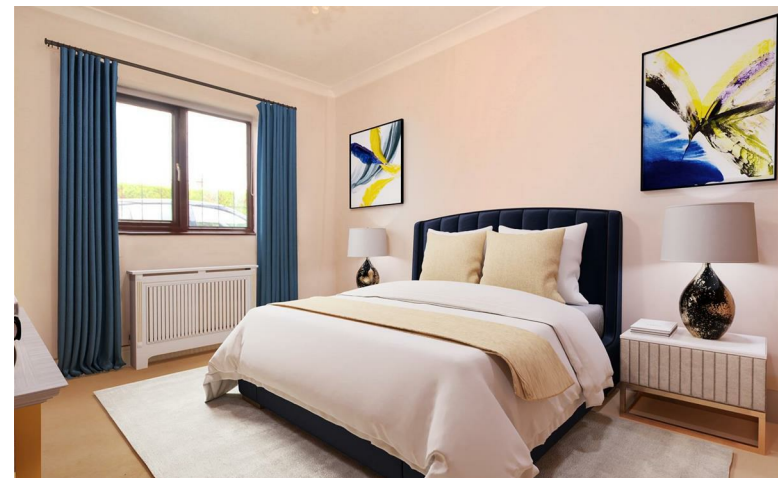
ADDITIONAL INFORMATION

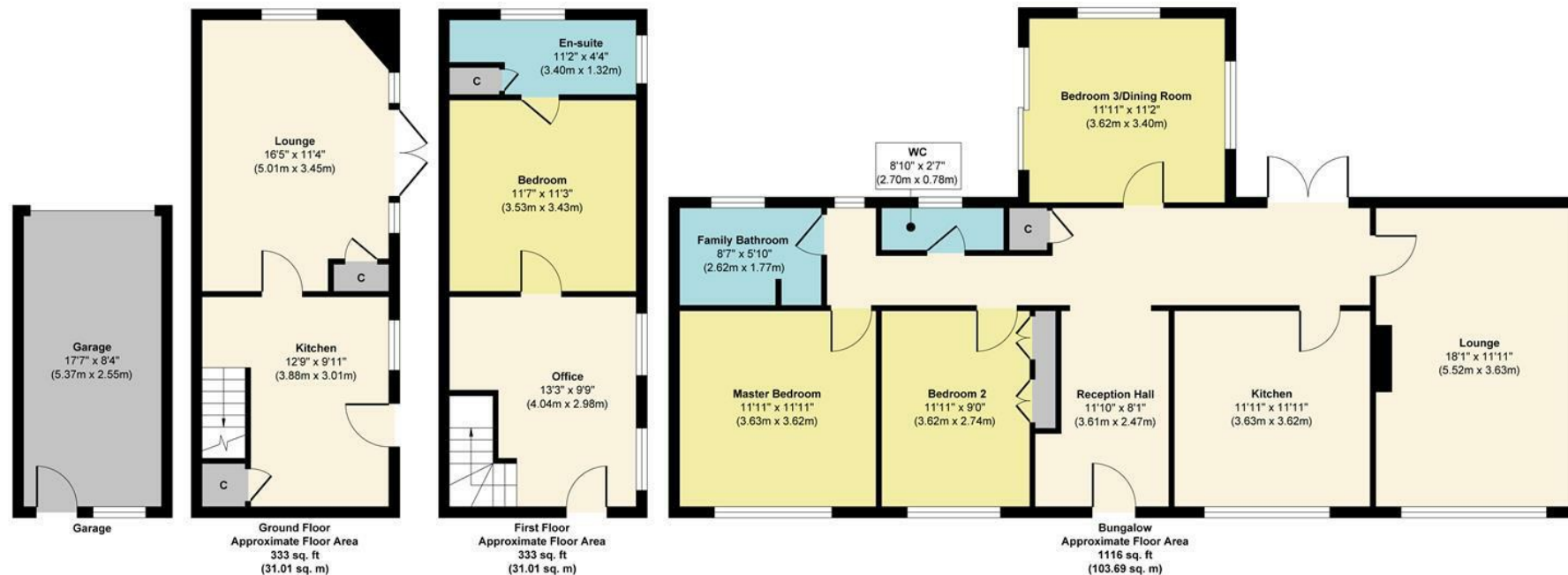
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Approx. Gross Internal Floor Area 1782 sq. ft / 165.71 sq. m

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

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