



The Mill
Waddington

MOUNT & MINSTER

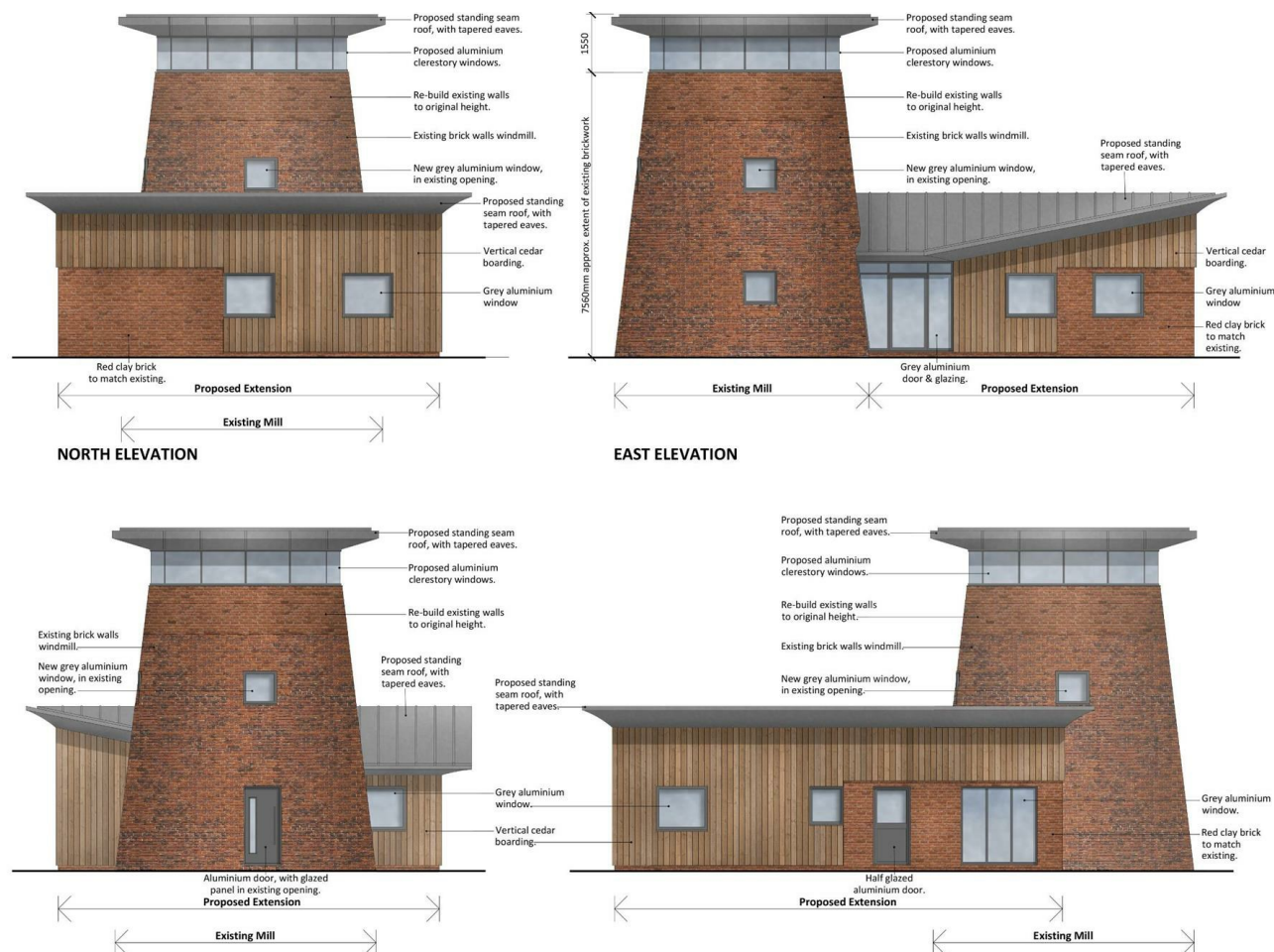
The Mill

Waddington

Standing prominently on the Cliff with uninterrupted westerly views, this unique structure enjoys planning consent to be converted to a one-of-a-kind private residence.

- Old Mill
- Building Plot
- Consent Granted
 - Large Plot
 - Stunning Views
- Three Storey Conversion
 - Open-Plan Kitchen
 - Two Bedrooms
- Cliff Village Location
- London Kings Cross (1hr 20mins - Newark)





DESCRIPTION

A rare opportunity to acquire a unique building plot with the benefit of planning consent to create a one-of-a-kind residence with stunning views over the Cliff to the West. The property is located at the bottom of a new development by Jelson Homes of 12 high-quality dwellings, with The Mill located on a private plot with 360 degree gardens surrounding this prominent structure.

This unique property successfully blends the traditional character of the period mill with a contemporary extension to give the best of both worlds. Accommodation will include a three storey converted Mill providing multiple levels of reception space with attractive views, as well as an open-plan kitchen diner, utility, two double bedrooms and a bathroom. Outside, the Mill enjoys ample gardens and private parking, with the possibility of a garage block if required (subject to additional planning).

LOCATION

The popular Cliff Village of Waddington consists of a wide range of both period and new homes within a beautiful rural setting. There is a good range of facilities in the immediate proximity, providing the convenience on one's doorstep of local amenities in the vicinity of the local countryside. This attractive Lincolnshire village is a great place to call home, especially for young families, with a number of playgrounds near to our new builds in Lincoln, along with schools, nurseries and a doctors' surgery.

The Cathedral City of Lincoln is situated just 5 miles North of the plot. This stunning City is internationally renowned for the 11th-century castle and medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta. There is a wide range of shopping and leisure facilities, as well as excellent schools.

Transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station and nearby Newark (20 minutes) has trains to and from Kings Cross every 30 minutes (approximately 1 hour 20 minutes). The A1 is around 14 miles South West.

SCHOOLS

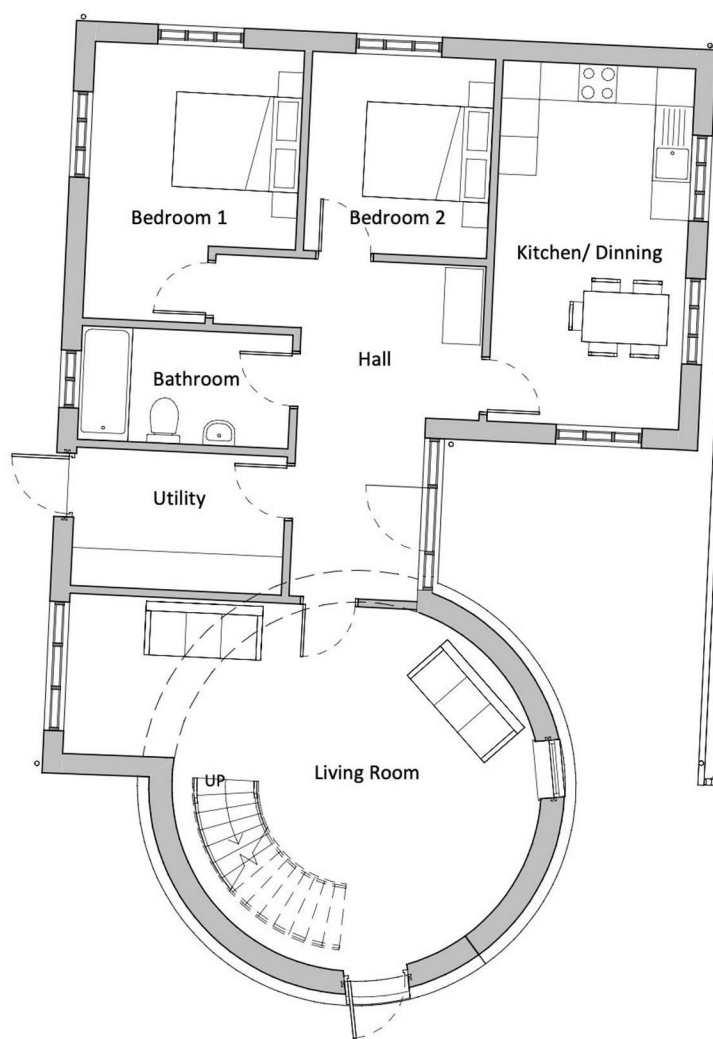
There is both a local Primary School and Pre-School in the village. There is also a wealth of well-regarded secondary schools including, Kesteven and Sleaford High School for Girls, Carre's Grammar School in Sleaford and The Priory Academy LSST in Lincoln. There are also several private schools in the locality with Lincoln Minster School educating children between the ages of three and eighteen and Burton Hathow Prep School.

PLANNING

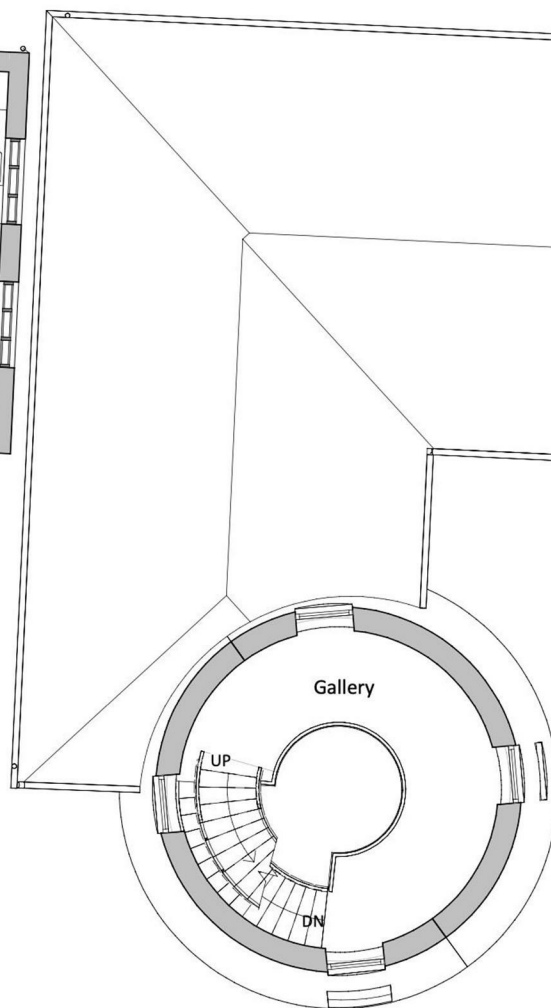
Ref: 20/0399. Full planning consent has been granted for the conversion of the former mill to a single dwelling. A Planning Pack is available from the agents on request. Please note development has commenced within the stipulated term and consent continues in perpetuity.

VIEWING

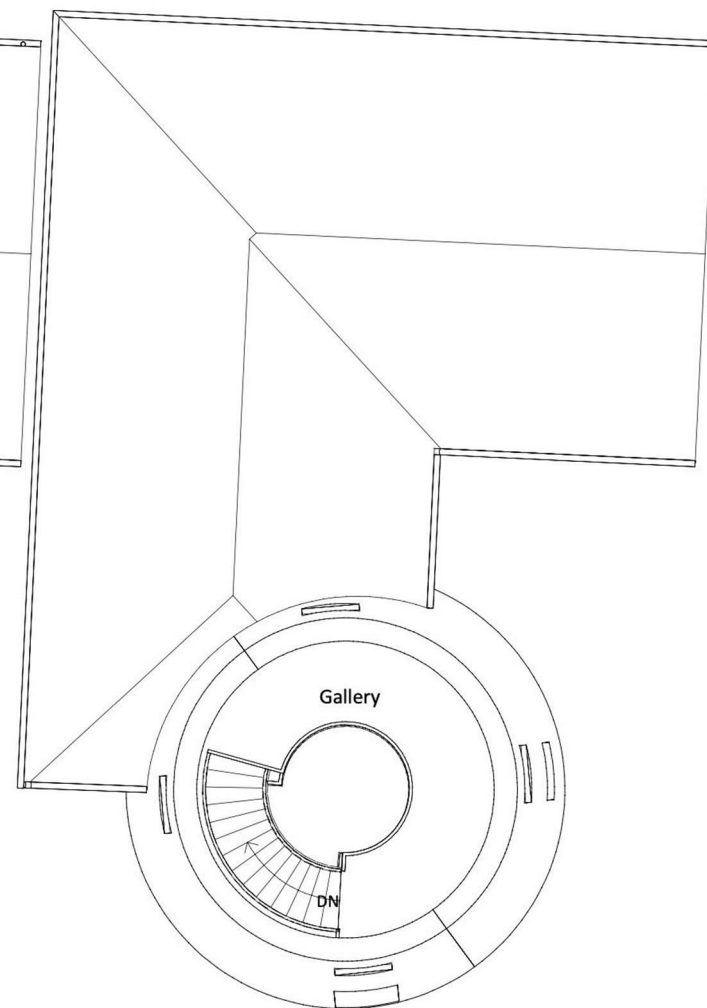
Appointments strictly by prior appointment. Tel: 01476 851400



Ground Floor Plan



First Floor Plan



Second Floor Plan