# Masons Lodge

Coleby



MOUNT & MINSTER









# Masons Lodge,  Blind Lane

Coleby

## A prominent and attractive barn conversion, exuding character and charm from top to bottom with further potential for yet further living space in this popular Cliff Village.




**DESCRIPTION**

Set within a secluded corner of the sought-after village of Coleby, this distinctive four-bedroom barn conversion combines an abundance of character with generous reception space and versatile outbuildings. Original features sit alongside contemporary elements, with exposed beams, a log-burning stove, a striking spiral staircase and floor-to-ceiling glazing contributing to the property's individual appeal.

The accommodation begins with an entrance hall with a cloakroom and useful storage. Double oak and glazed doors open into an impressive dining and reception room, where full-height windows draw in natural light and provide views towards the garden. A separate sitting room offers a more intimate setting, centred around a log-burning stove and complemented by exposed beams. The fitted kitchen provides a range of cabinetry, together with a separate walk-in pantry. An adjoining utility room accommodates laundry appliances and houses the boiler.

On the first floor, the gallery-style landing overlooks the principal reception room and the enclosed rear garden. The principal bedroom benefits from a walk-in dressing room and an en suite shower room. Three further double bedrooms and a family bathroom completes the first-floor layout, with a traditional roll-top bath and shower over.

**OUTSIDE**

Outside, the property enjoys both front and rear gardens, with areas of lawn, established greenery and spaces for outdoor seating. The rear garden is enclosed by stone walls, creating a private and sheltered setting.

The adjoining barn, extending to approximately 40 ft offers practical versatility and is currently arranged as a garage and workshop, with two electric garage doors, power and lighting. A gravel driveway provides off-road parking for several vehicles, accessed via a private shared drive.

**LOCATION**

Coleby is a small village along the cliff edge off the A607 between Waddington and Navenby. The village itself has a public house, a church and local primary school. Navenby to the south enjoys local services including an award winning butcher, Co-Op foodstore, bakery, two pubs, pharmacy, antiques centre, Indian and Chinese take-aways, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Village Hall. Waddington to the north enjoys further amenities and is en route to the Cathedral City of Lincoln (6 miles).

The city is internationally renowned for its 11th-century castle and Medieval Cathedral, as well as its charming architecture and great museums and galleries. The Museum of Lincolnshire Life is well worth a visit, along with the Collection, which houses archaeological exhibits and art. There are many opportunities to enjoy oneself, with the historic Bailgate Area and Steep Hill with their independent shops and restaurants; enjoy exhibitions at the Usher Gallery or The Collection or a show at the Drill Hall Arts Venue or Lincoln Theatre Royal. The Lincolnshire Wolds are nearby and there is easy access to Nottingham and York for shopping and culture.

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**SCHOOLS**

The local school is the Coleby Church of England Primary School which has a 'Good' Ofsted rating. 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.

**ENERGY PERFORMANCE CERTIFICATE**

Rating: C

**COUNCIL TAX BAND**

Band: F

**TENURE**

Freehold with vacant possession on completion.

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**SERVICES**

Gas central heating, mains electricity, water and drainage.

**VIEWINGS**

By prior arrangement with the Agents: 01522 716450.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:
T: 01522 716204
E: Ellen@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)


















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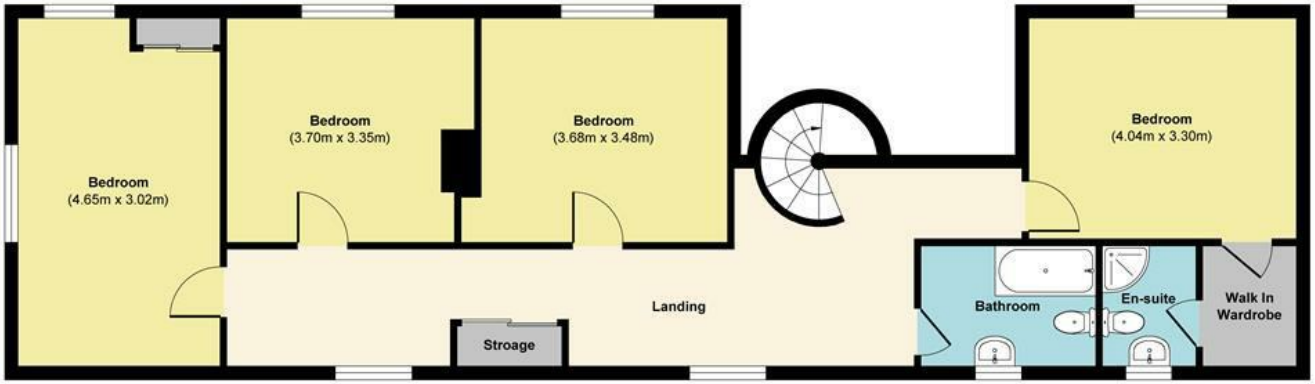




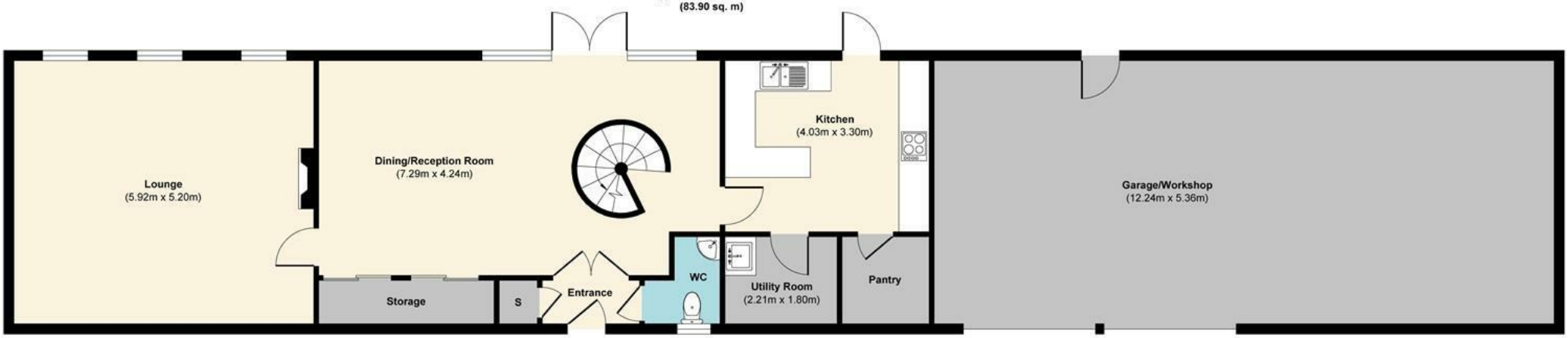




# Masons Lodge




First Floor
Approximate Floor Area
(83.90 sq. m)




Ground Floor
Approximate Floor Area
(136.90 sq. m)

**Approx. Gross Internal Floor Area 220.80 sq. m (Including Garage)**

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

Produced by Elements Property









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