



High Street
Brant Broughton

MOUNT & MINSTER

DESCRIPTION

A stunning private home, sitting behind electric gates and benefitting from low-maintenance outdoor space. Accommodation briefly includes an entrance hall, a breakfast kitchen, a separate formal dining room, a beautiful main lounge with vaulted ceilings and a log burner, a large home office, five spacious double bedrooms, each enjoying it's own ensuite bathroom.

OUTSIDE

The property is approached onto a paved driveway through double electric gates. There is ample private parking both to the front and side aspects, with direct vehicular access to the double garage. There is a entertaining space to the front, with further space to the rear for outdoor eating and entertaining. The rear outdoor space is low maintenance and is predominantly laid to gravel.

LOCATION

Brant Broughton is an attractive village situated north of the A17 approximately 12 miles south of Lincoln and 8 miles east of Newark. Amenities include, The Generous Briton public house, fire station, a busy village hall, Methodist Church, Quaker Meeting House, and the Parish Church of St Helens. Further services are located in the neighbouring villages of Navenby and Leadenham.

Newark and the A1 provide superb transport links, with the nearby station providing quick and convenient access to both the North and London Kings Cross (approx 1hr10mins).

Both Lincoln and Newark are in close proximity. Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle - home to the famous Magna Carta, it is safe to say that Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named 'Steep Hill' features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. There is also the Brayford Waterfront - home to the University, cinema, bars, cafes and restaurants, some with fabulous views over the Marina. This combination of ancient and modern urban living makes any village near Lincoln the perfect place to live.

Just along the A17 the charming market town of Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark's fascinating heritage is ripe for exploration with enchanting historic sites such as Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. The town enjoys family friendly attractions such as a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores in Newark town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts. There are also a good range of antique shops and a large Waitrose.

SCHOOLS

There is a convenient primary school in the village which benefits from a 'Good' Ofsted rating and offers pre-school and after school clubs. Sir William Robertson academy is located in the neighbouring village of Welbourn.

SERVICES

The dwelling is centrally heated throughout (Oil) and is connected to mains water, drainage and electricity.

ENERGY PERFORMANCE

Rating: F



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