



Main Street  
Lincoln

MOUNT & MINSTER

#### DESCRIPTION

A spacious and versatile home set in an elevated position in this glorious village, enjoying stunning, uninterrupted views. Firethorn offers the discerning buyer an opportunity to acquire a residence in need of modernisation and to add value, creating a fine home with some of the most enviable views in Lincolnshire. Accommodation briefly includes a spacious lounge, dining room, four bedrooms and two bathrooms, including one ensuite.

#### LOCATION

Boothby Graffoe is a small village along the cliff edge off the A607 between Waddington and Navenby, one of the most highly regarded villages and attractive villages in Lincolnshire. Navenby enjoys local services including an award winning butcher, Co-Op foodstore, bakery, two pubs, florist, 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).

Lincoln 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. The Bailgate area enjoys independent and boutique shopping together with restaurants, cafes, art galleries and tourist attractions.

Boothby Graffoe is conveniently located for easy access to both Newark and Grantham rail stations with direct links to London Kings Cross, the latter taking just one hour.

#### SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary school and Coleby Church of England Primary School. There is also a wealth of well-regarded secondary schools including, Sir William Robertson Academy, Sir Robert Pattinson Academy and The Priory Academy LSST in Lincoln. Private schools are also well-provided for, particularly the increasingly popular Lincoln Minster School, rated 'Outstanding'.

#### OUTSIDE

The property is approached through a stone-walled entrance onto a paved driveway with direct access to both the garage with up-and-over door, as well as the workshop which leads to the boiler room. These buildings can also be accessed from the rear garden.

The front of the property is entirely south-facing, enjoying 360 degree gardens. From the driveway, shallow steps lead to the front garden which have a plethora of trees, shrubs and flower beds, enjoying glorious views to the south and the west. The side garden is predominantly laid to lawn. The rear garden benefits from a decking area, providing an ideal space for outdoor eating and entertaining, together with a storage shed.

#### SERVICES

The property is centrally heated with mains services including gas, electricity and water. Drainage is to a septic tank.

#### ENERGY PERFORMANCE

Rating: D

#### COUNCIL TAX

Band: E

#### METHOD OF SALE

The property is offered for sale by Private Treaty.

#### TENURE

Freehold with vacant possession upon completion.

#### VIEWING

By prior arrangement with the Sole Agents (01476 515329).

#### ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 515329

E: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

N.B. Please note that some images have had furniture added to empty rooms. The actual rooms offered for sale are as is.

#### • Single-Storey Living Accommodation

- Four Bedrooms
- Garage & Outbuildings
- Landscaped Gardens
- Cliff Village Location

#### • Two Reception Rooms

- Two Bathrooms
- Glorious Views
- Modernisation Required
- Excellent Local Amenities



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