



Romney Cottage

4 High Street, Navenby, Lincolnshire. LN5 0EN

BELL
ROBERT BELL & COMPANY





4 High Street, Navenby

An outstanding stone featured detached period family residence, possibly dating from the 17th century with later additions, very pleasantly located on the High Street in the old heart of the ever popular village of Navenby. The house exudes some considerable charm and character with exposed beams and joists, inglenook fireplace and more, whilst still offering a good range of well laid out, appointed and presented accommodation significantly improved and developed over the years by the vendors. The property stands in surprisingly large and delightful grounds of 0.29 of an acre, for a central village location such as this, with a large converted detached feature annex barn which offers great potential for the future, with a range of other useful associated outbuildings.

ACCOMMODATION

Open front entrance porch having panelled main entrance door with integral double glazed fanlight providing access through to:

Entrance Hall with tiled floor and wall light point, doors through to breakfast kitchen and laundry room, archway providing access through to the rear northern entrance lobby. Open access into

Home Office having a pleasant easterly outlook across the High Street to other period homes, fitted office desktop area, tiled floor, radiator, inset ceiling spotlight fittings, TV aerial point, computer LAN points and power points.

Laundry Room of excellent proportions with fitted work surface areas, drawer and cupboard space, room for appropriate laundry white goods and refrigerator beneath. Extensive built in cupboard space across one wall, in part housing hot water cylinder and the wall mounted Worcester gas fired central heating boiler; tiled floor, radiator, inset ceiling spotlight fittings, extractor vent and power points.

Rear North Entrance Lobby having double glazed obscure panelled rear entrance door to grounds, tiled floor, wall light point and door through to:



Downstairs Shower/Cloakroom very attractively appointed to a high quality, sloping ceiling level with roof window, large corner shower cubicle with shower fitting and wall tiling, pedestal wash hand basin and low-level WC. Tiling to all walls to at least picture rail height, tiled floor with electric underfloor heating, radiator/towel rail, fitted vanity mirror, wall light fitting, inset ceiling spotlight fittings, electric shaver socket point and extractor vent.

Breakfast Kitchen appointed to a very high standard with a very comprehensive range of fitted base, drawer and eye level units, feature granite work surface areas with single drainer, 1 1/2 bowl ceramic sink unit with a waste disposal unit to cupboard and integrated Neff dishwasher. An extensive area of fitted work surface across one wall projects out to provide a short peninsular/breakfast bar area with an accompanying comprehensive range of cupboard units, and a tier of three drawers below a Neff brushed steel style five ring gas hob to surface, with concealed cooker hood and range of wall cupboard units above. There is a fitted work surface with wine cooler, further drawers, base and eye level cupboard space. To one side is a built-in Neff oven and a Neff combination oven/microwave, with cupboard space above and pan drawer beneath, an integrated fridge/freezer and to the end, a large five tier wire tray pull-out pantry unit. Tiled splash backs to all work surface areas, tiled floor, radiator, electric under floor heating, inset ceiling spotlight fittings and power points. Door through to:

Rear Central Entrance Hall having built in cloaks cupboard space to one wall, faux ceiling beams, tiled floor, radiator and power points. Door through to:

Dining Room a delightful reception with period charm and an easterly outlook cross the High Street; large Inglenook fireplace with substantial lintel beam, stone featuring and shelving set either side of the fireplace interior chimney breast. Exposed ceiling beams and joists, staircase up to first floor, radiator and power points. Open feature archway with steps down into:

Sitting Room having an easterly view over the High Street and French doors providing a westerly view over and access out into the gardens. Fireplace with multi-fuel stove inset to hearth and ornamental oak mantle above. Substantial exposed ceiling beams and joists, radiator, wall light points, TV aerial point and power points.



First Floor

Landing having a westerly aspect, access to roof space and loft ladder up and into a roof space, radiator and power points. Doors through to bedrooms and Jack 'n' Jill family bathroom.

Roof Storage/Leisure Room with exposed roof timbers large roof window with blind to the sloping ceiling, access to adjoining roof space areas,

Bedroom having an easterly aspect sloping ceiling in part, radiator, telephone point, TV aerial point and power points.

Bedroom with a southerly view looking up into the charming village High Street; sloping ceiling in part, radiator, TV aerial point, telephone point and power points.

Bedroom having an easterly outlook , sloping ceiling in part, built in clothes closet to one corner, radiator, TV aerial point, telephone point and power points.

Master Bedroom Suite comprising: Large Dressing Room previously a separate bedroom, having an easterly aspect; sloping ceilings in part, fitted wardrobe, cupboard, drawers and dressing table area to one wall, inset ceiling spot Light fittings and power points. Open archway through to

Master Bedroom having appealing easterly and northerly outlooks into the village; sloping ceiling in part, access to roof space, radiator, inset ceiling spotlight fittings, TV aerial point and power points. Door through to

Jack 'n' Jill En-suite Family Bathroom with doors from both the master bedroom and the main landing, comprising wash room area appointed to high standard with pedestal wash hand basin, low-level WC, bidet, built in toiletry cupboard to one wall, ladder back style radiator/towel rail and fitted vanity mirror. Inset ceiling Spotlight fittings, Wall light fitting, electric shaver point and extractor vent. Archway through to the bathroom area with roll top style ball and claw freestanding bath, good sized corner shower cubicle with shower fitting, radiator/towel rail, inset ceiling spotlight fittings and extractor vent. There are sloping ceilings in part, extensive attractive wall tiling and tiled floors throughout.

4 High Street

Approximate Gross Internal Area = 199.2 sq m / 2144 sq ft (Including Attic)

Annexe / Barn = 159.4 sq m / 1716 sq ft

Garden Room = 13.1 sq m / 141 sq ft

Total = 371.7 sq m / 4001 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The house stands in a prominent location on the High Street and is approached from the roadside through double metal gates to a good sized meandering driveway which provides more than ample parking for both family and visitors.

The Barn/Annex

This substantial period building with its attractive stone and brickwork featuring offers great potential for the future. There is an existing planning consent for connecting the barn to the house to provide yet more extensive main family accommodation. Subject to any necessary consents, the barn could become a formal detached family annex/holiday let, home office and leisure space and more. The building at present comprises:

Ground Floor Level-Open garage 1: with light fittings, cold water tap and power points.

Open garage 2: having light fittings and power points. Side entrance door to:

Large Family Garden/ Cinema Room with large arched featured French doors providing access into the grounds and enjoying a southerly aspect; exposed ceiling beams, two radiators, wall light points and power points.

Good sized garden tool store with shelving, light fittings and power points; large store room with fitted shelving light fittings and power points.

Exterior barn staircases up to doors through to

First Floor- Studio/Family Leisure Room of substantial proportions and ideal as a photography studio, general family leisure space, home business space and more. Sloping ceilings in part with windows set at low eaves level, exposed roof timbers, three radiators, specialist photographic ceiling light fittings and power points. Steps up to door through to **Kitchen/Washroom** having a small ceramic Belfast styled sink with cupboards space below and wood work surface surround; floor tiled about sink area, wall mounted Vokera gas fired central heating boiler. Sloping ceilings in part, exposed roof timbers, radiator, telephone point, LAN point, and power points.

The Grounds and additional Outbuildings

Adjoining the western elevation of the house there is an attractively landscaped patio area, with accompanying beds containing mature shrubs, onto which the French doors of the living room opens. The wonderful walled gardens benefit from having both southerly and westerly aspects with sweeping areas of formal lawn with an old apple tree set to one end, copiously stocked flower beds/borders containing a delightful range of appealing shrubs and flowering plants, Rockery, gravelled seating areas and an attractive water feature set to the south-east corner of the grounds. Set between the outbuildings is a further large paved patio terrace discreetly concealed from the main view of the garden with steps up to the long northern area of grounds, in part laid to grass with beds/borders containing vegetables and fruit.

To the north eastern corner of the grounds on the road frontage there are metal gateways providing an additional point of access into this grounds, which could be opened up further to provide a driveway down the northern boundary to the rear. There is a metal pedestrian gateway inset to the wall which provides access to a comprehensive range of additional outbuildings, former koi pond building with large pond enclosure, light fittings and power points, large **Potting shed/Summerhouse** with a pleasant view out over the garden to the south, fitted potting work area and shelving, light fittings and power points; good size concrete sectional **Garden store/Mower shed** with adjoining enclosed garden storage area.

Note: LAN points in: Sitting Room, Study x 2, Bed 1,2,3 & 4, Barn, Studio & Annex.

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure revised 30.9.20

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

