

Dial House
Navenby



MOUNT & MINSTER



Dial House

Navenby

A unique opportunity to own a stunning stone Grade II Listed dwelling steeped in history.

INTRODUCTION

Dial House is a deceptively spacious four bedroom Grade II listed stone house in a sought after village. It is believed to be the oldest house in Navenby and was home to the village sun dial from which it takes its name. The property has local significance and features in the Navenby Datestones and heritage trail, Dial House is believed to have been a hostelry during the mid-1600s, the time of the Civil Wars. The current vendors have undertaken a significant scheme of restoration including restoring the roof, gable ends and re-pointing works.

The property sits in approximately one third of an acre and enjoys a generous enclosed plot with stunning gardens and a range of useful outbuildings including a spacious four car garage.

The ground floor of the property briefly comprises, an impressive entrance hall with stripped wooden flooring and exposed beamwork, downstairs WC, a stunning dual aspect living room with exposed beams and stone inglenook fireplace with a multi fuel stove, and original bread oven. The room further benefits from an impressive bay window which overlooks the garden beyond, and double doors opening onto the terrace. There is a dual aspect reception room, Kitchen/Breakfast room with a range of wall and base units with an AGA and range cooker, and an inviting seating area overlooking the garden.

The rear hallway provides access to the boiler and utility room. The ground floor also benefits from a conservatory off the study with a staircase rising to bedroom two with an en suite shower room., this area has the potential to create a self contained ancillary accommodation if desired.

The first floor enjoys a light and open landing, and provides access to the master bedroom with en-suite bathroom and dressing room. along with two further bedrooms and family bathroom. The property benefits from a substantial roof space which offers the potential to create an impressive master suite subject to the appropriate consents.

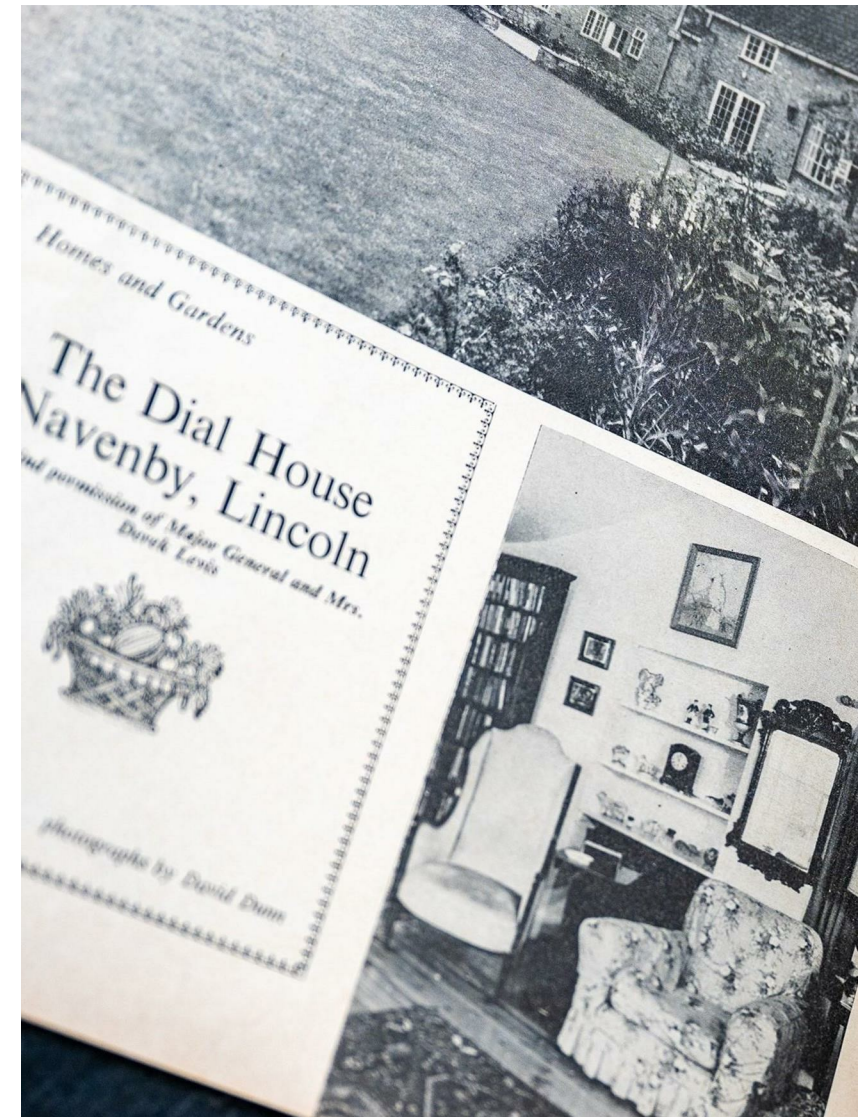
OUTSIDE

The property can be approached via the graveled driveway accessed from the High Street, or by the front door on North Lane. There is ample off road parking for several vehicles and access to the double car port. There is a potting shed which provides storage and has power and lighting, along with a substantial four car garage with storage above.

The beautifully landscaped gardens run to the side and rear of the property and although primarily laid to lawn there are established beds, along with terraces which provide a range of alfresco dining and seating areas to sit and enjoy the private garden. There is also an attractive pond and summer house.

LOCATION

Navenby is an extremely sought-after Cliff Village, mainly due to its location (Lincoln - 9 miles; Sleaford - 10 miles; Newark - 14 miles), its local services, the views from the Cliff and some of the most attractive homes in the area.



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DIRECTIONS

From Lincoln take the A607 south towards Grantham passing through the village of Waddington. On entering Navenby take the first right hand turn onto North Lane. The Dial House is immediately on your right

SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary school in the village itself, rated outstanding by Ofsted, as well as Happy Days Pre-School which also has a good 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, Burton Hathow Prep School and St Hugh's School in Woodhall Spa.

COUNCIL TAX BAND

Band: G

North Kesteven District Council

TENURE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Exempt.

METHOD OF SALE

The property is offered for sale by Private Treaty.

SERVICES

Mains water, drainage, electricity, LPG bottled gas and Oil fired central heating.

PARTICULARS

Drafted and photographs taken following clients' instructions of April 2024.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

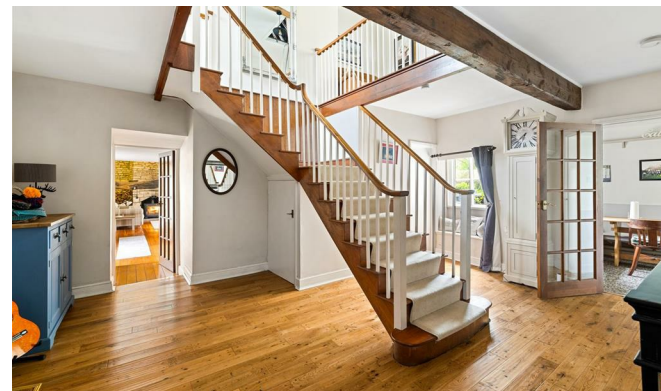
T: 01522 716204

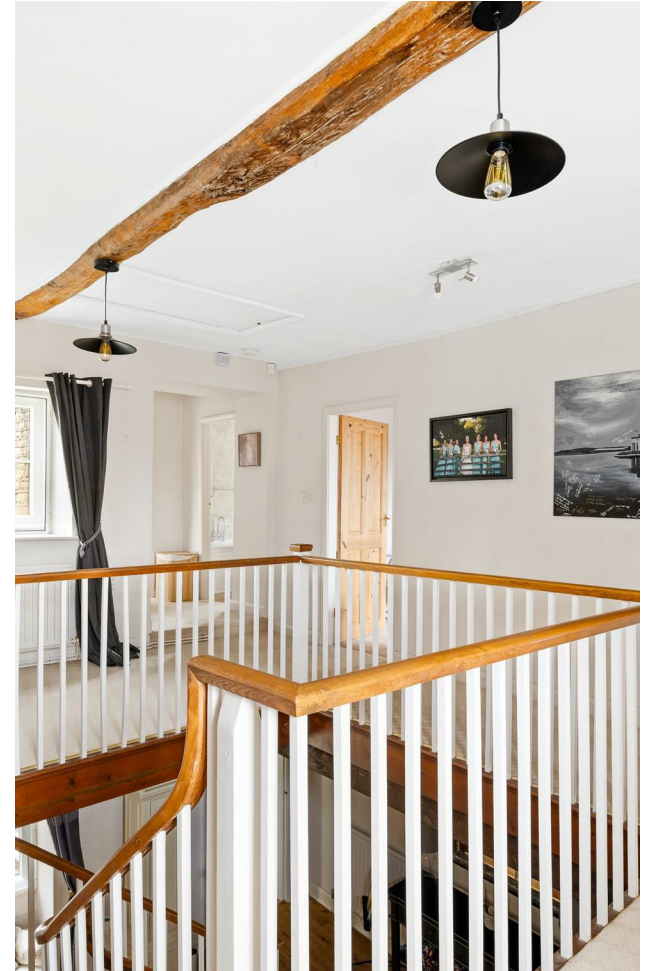
e: ellen@mountandminster.co.uk

BUYER IDENTITY CHECKS

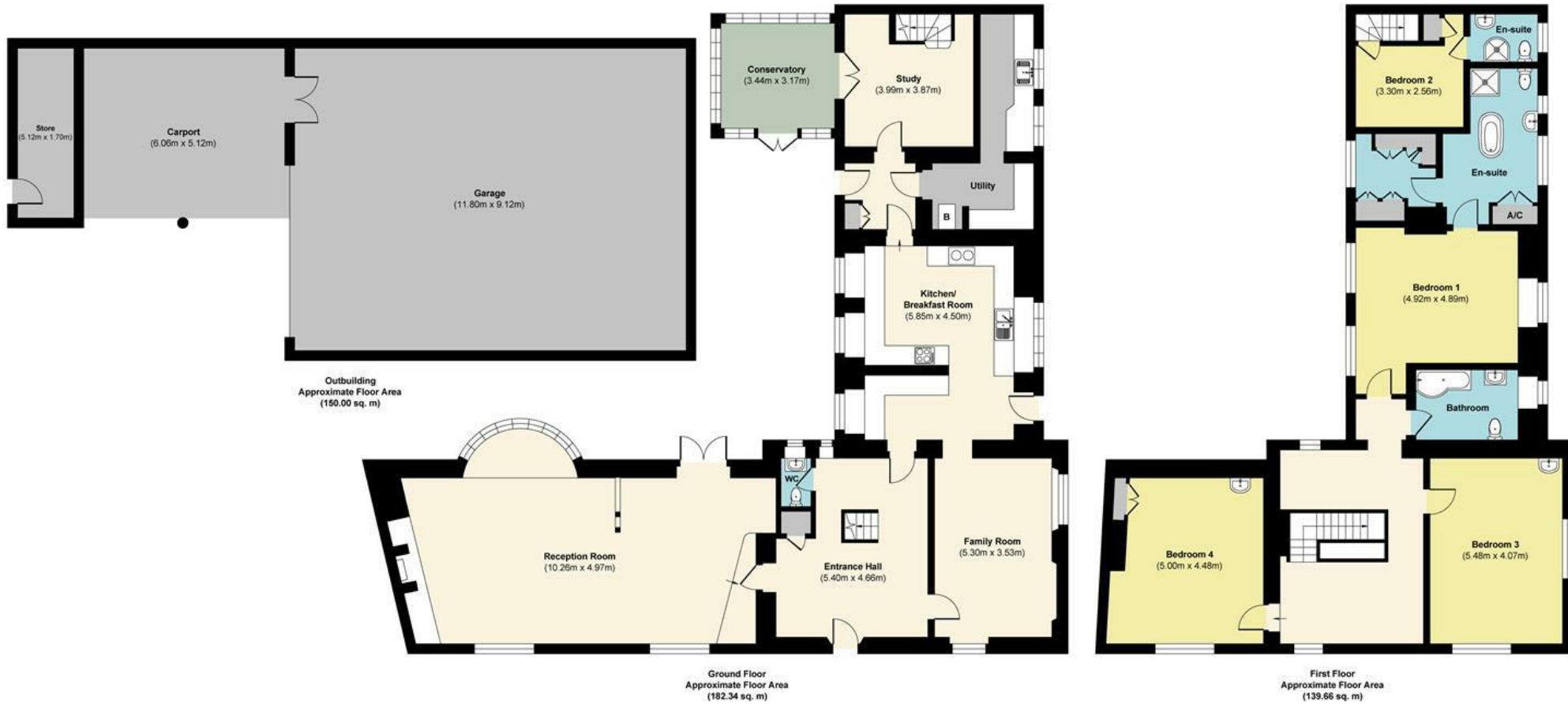
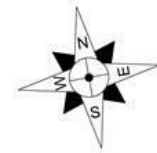
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







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Approx. Gross Internal Floor Area 472.00 sq. m (Including Outbuilding)

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

Produced by Elements Property



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