

Rigg Barn
Boothby Graffoe



MOUNT & MINSTER



Rigg Barn

Boothby Graffoe

Tucked away on a quiet lane with some of the most stunning views on offer in the East Midlands, this generous single-storey residence offers substantial living space with the benefit of a versatile traditional barn.

- Detached Bungalow
- Detached Stone Barn
 - Rural Views
- Sought-After Village
 - Open-Plan Living
- Four Double Bedrooms
 - Two Bathrooms
- Modernisation Required
- Landscaped Gardens
 - No Onward Chain



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DESCRIPTION

Standing in a prominent position in one of the most sought-after of the hugely desirable Cliff Villages, this spacious and versatile residence offers the discerning buyer the rare opportunity to acquire a spacial home with some of the most far-reaching and pleasant country aspects available in this part of the world. Complemented by a traditional stone barn that is currently used for garaging, this additional building is suitable for a wide range of alternative uses or development.

Accommodation briefly includes a large open-plan living space with both formal lounge and dining areas, a country kitchen and utility, three double bedrooms with a fourth bedroom currently used as a snug, as well as two bathrooms. The accommodation is comfortable, however the property is in need of modernisation. The property has recently undergone extensive structural refurbishment for peace of mind.

OUTSIDE

The property is approached onto a large tarmac driveway with parking for multiple vehicles. This leads nicely to the stone barn and has side access to the main gardens. These are landscaped with multiple tiers, together with a side garden that accommodates both a green house and a storage shed.

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'.

SERVICES

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

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by prior arrangement with the Sole Agents (01476 851400).





Rigg Barn, Boothby Graffoe



Approx. Gross Internal Floor Area 211.24 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



