
Bridge Farm House
Haddington
MOUNT & MINSTER









Bridge Farm House

Haddington

A charming farmhouse with generous gardens and outbuildings, enjoying a plethora of character and spacious accommodation from top to bottom.

- Grade II Listed Residence
- Landscaped Gardens
- Two Reception Rooms
- Five Bedrooms
- Playroom
- Office
- Downstairs WC
- Bathroom
- Double garage and storage
- Generous off road parking



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INTRODUCTION

Welcome to this charming detached farmhouse located in the picturesque village of Haddington, Lincoln. This property is in need of modernisation and boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With five spacious bedrooms, home office and a playroom there is plenty of room for everyone to enjoy their own space. The property features two bathrooms, ensuring convenience for all residents. The character of this farmhouse shines through, offering a unique and cosy atmosphere that is hard to find elsewhere. The gardens surrounding the property are a true delight, providing a peaceful retreat where you can unwind and enjoy the outdoors with ample private parking. Situated in an excellent location, this property offers the best of both worlds - a tranquil setting with easy access to all amenities. Whether you're looking for a peaceful countryside escape or a place to call home near Lincoln and Newark, this farmhouse has it all.

LOCATION

The village of Haddington lies within easy commuting distance of the market town of Newark-on-Trent which has fast rail links to London Kings Cross as well as access onto the A1. The Village is conveniently situated for access onto the historic Cathedral City of Lincoln, whilst a range of amenities, shops and leisure facilities are located in nearby Witham St Hughes, Bassingham and North Hykeham.











OUTSIDE

The property is accessed via private gates which leads to ample off road parking, a detached double garage with electric roller shutter door and further storage outbuilding. A gate to the side of the property leading off the driveway provides access to the gardens which wrap around the the front, side and rear of the property. The garden is primarily laid to lawn with mature trees and shrubs with paved areas at both the front and at the rear.

SCHOOLS

There is a range of excellent education facilities nearby with good primary schools located at both Bassingham and Witham St Hughes as well as access to a range of good secondary schools including the Priory LSST in Lincoln.

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

Band: D

North Kesteven District Council

EPC

Rating: E

SERVICES

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







VIEWINGS

By prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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E: Ellen@mountandminster.co.uk

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Approx. Gross Internal Floor Area 306.88 sq. m (Including Garage)

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

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