



Brauncewell Lodge
Brauncewell

MOUNT & MINSTER



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Tucked away in a private position in this quiet hamlet, this splendid country house offers spacious living of generous proportions, surrounded by beautifully landscaped gardens and versatile outbuildings.

DESCRIPTION

A beautiful Grade II listed period home in a lovely rural setting, this attractive country residence has been meticulously maintained and updated to create a large, spacious country residence retaining copious amounts of history while maintaining a subtle and contemporary feel. The property was originally constructed in the 17th century with later additions, enjoying gothic stone mullion windows and interesting carved corbels. The Lodge was owned by the second marquis of Bristol Earl Jermynt until 1978 when he inherited a large estate from his family. Today, the accommodation on offer briefly includes various reception rooms, including a family room, a library, a dining room and a dedicated home office, all complemented by a large country kitchen and walk-in pantry. Upstairs, there are five generous bedrooms, one with a large dressing room, together with two bath/shower rooms.

OUTSIDE

The property is approached onto a large gravel driveway accessed via double wrought iron gates. The gardens are particularly of merit, mainly laid to lawn with a plethora of beautifully maintained beds, shrubs and gorgeous trees. There are a range of paved terraces providing superb opportunities for outdoor eating and entertaining. There are a range of outbuildings suitable for a variety of different of uses, or conversion subject to planning. An extended double garage is located along side the driveway and a studio room is located opposite the principal dwelling.

LOCATION

The village of Brauncewell is perfect for rural living. The area is full of historic buildings including a small church. The neighbouring village of Cranwell provides a range of convenient services including a Primary School, village shop, post office, general store and newsagent. Nearby Navenby is one of Lincolnshire's most sought-after Cliff villages, combining attractive period architecture, a strong sense of community and excellent day-to-day amenities. Set along the historic Lincoln Edge, the village offers a charming mix of stone cottages, handsome family homes, independent shops, cafés, public houses and countryside walks, while remaining conveniently placed for Lincoln, Grantham and the wider A1 and rail network. With its blend of rural character, accessibility and village life, Navenby continues to appeal to those seeking a well-connected country lifestyle without compromising on convenience.

SCHOOLS

The local village of Cranwell offers 'Outstanding' Ofsted rated Cranwell Primary School. With Lincoln Minster, The Priory Academy LSST, The Kings School, Kesteven and Grantham Girl's School, Carre's Grammar School and Kesteven and Sleaford High School within easy reach of Brauncewell.

SERVICES

The property is centrally heated throughout (oil) with mains water and electricity. Drainage is to a septic tank.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: G



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METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by prior appointment with the agents: 01476 515329

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 515329

E: info@mountandminster.co.uk

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. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.







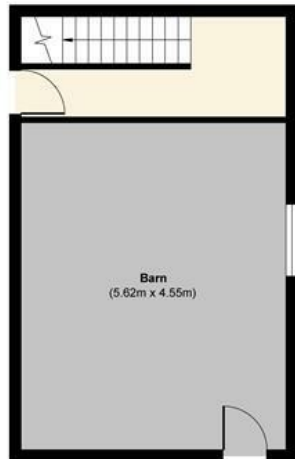
Brauncewell Lodge



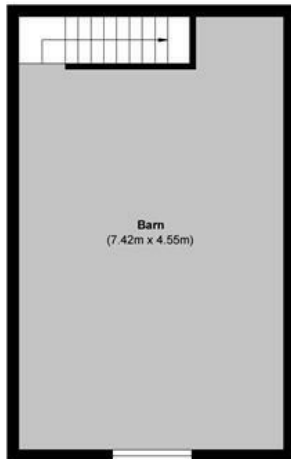
First Floor
Approximate Floor Area
(161.43 sq. m)



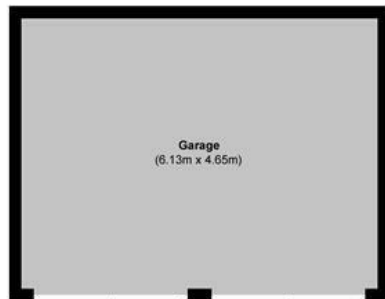
Ground Floor
Approximate Floor Area
(156.85 sq. m)



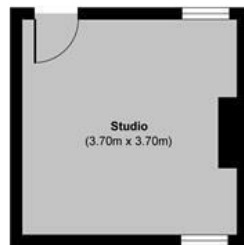
Barn Ground Floor
Approximate Floor Area
(33.85 sq. m)



Barn First Floor
Approximate Floor Area
(33.85 sq. m)



Garage
Approximate Floor Area
(28.50 sq. m)



Outbuilding
Approximate Floor Area
(13.69 sq. m)

Approx. Gross Internal Floor Area 428.17 sq. m (Including Garage/Outbuildings)

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

Produced by Elements Property



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