



FEATURES

- For sale by private treaty
- Offers over £1 million
- Nine-bedroom detached house
- Large driveway providing ample parking space
- Freehold
- No Chain
- Picturesque country side setting
- Gated access
- Solar panels
- Nine bathrooms

Offers over £1 million

Nine-bedroom Detached House

Moor Farm Barns and Paddock
Black Lane, Doddington
Lincoln, LN6 4RR

OVERVIEW

For sale by private treaty we are delighted to offer to the market this nine-bedroom detached house situated in the picturesque Lincoln countryside.

The ground floor is centred around a substantial open-plan kitchen and dining room which offers access to the surrounding gardens. A series of spacious reception rooms and a large lounge offer excellent living space whilst a further kitchen in the annexe provides flexibility. The ground floor also incorporates three bedrooms equipped with en-suite facilities, together with a family shower room, utility rooms, cloakroom/WC and generous circulation space.

The first floor provides an additional six double bedrooms including an impressive principal bedroom with a large en-suite bathroom. A further three of the bedrooms on the first floor also boast en-suite facilities. A central landing with a mezzanine links the accommodation together.

The property benefits from a peaceful rural position on Black Lane and enjoys an attractive countryside setting on the edge of the village of Doddington. Lincoln city centre lies approximately 7 miles to the east of the property and offers a range of amenities.

For Sale by Private Treaty

Floor Area

Ground floor 362 m2/ 3896 ft2
First floor 224 m2/ 2413 ft2
Total floor area 586 m2/ 6309 ft2
(taken from floorplan)

Site Area

Approximately 4.51 acres / 1.83 hectares. (taken from Edozo Maps)

Council Tax

The property is rated within council tax band G.

EPC

This property is rated with EPC band C and expires on 17 May 2033 <https://find-energy-certificate.service.gov.uk/energy-certificates/2091-1391-2161-9131-7169>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Flood Risk

<https://www.gov.uk/check-long-termflood-risk>

Tenure

Freehold

Viewings

Please contact John Pye Property 0115 9706060
property@johnpye.co.uk

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