Georgian style house set in about 20 acres

Minting House, Minting Lane, Minting, Horncastle, Lincolnshire, LN9 5RX

savills

Entrance hall • Reception room • Sitting room • Dining room • Study • Kitchen • Four bedrooms • Bathroom & two shower rooms • Cellar • One bedroom self-contained flat • Three bedroom cottage • Good range of outbuildings • Parkland • Gardens & grounds about 20 acres including parkland • Lake

Situation

Minting is a pretty rural village located between Wragby and the market town of Horncastle just outside of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Both Wragby and Horncastle offer a good range of local facilities. Horncastle is well known as an antiques town, it has a number of restaurants, a weekly farmers market and many thriving independent shops. Primary and Secondary schooling is well catered for with the Horncastle Community Primary, Queen Elizabeth Grammar School and Banovallum School. There are road links for travelling to the east coast or west to Lincoln.

Description

Minting House is an attractive four bedroom Georgian style property that sits in the middle of its own beautiful parkland. The property benefits from an internal one bedroom self contained flat and a further three bedroom cottage. This wonderful estate has remained in the same family since 1908 and enjoys established gardens with mature trees, a lake, a pond and a good range of outbuildings.

In more detail the accommodation, which is in need of updating comprises; entrance hall with stairwell access to the cellar, a double aspect reception room with a bay window and open fireplace, across the hallway is a sitting room which also has a fireplace. There is a study with double doors opening on to the garden and a cloak room with a door leading to a shower room. The kitchen has a good range of fitted wall and base units with access to the back staircase. The kitchen opens through to the dining room with tiled flooring, a traditional range set into the fireplace and a walk in pantry. The kitchen also opens into the covered courtyard with a good range of outbuildings including a boiler room, wood store and gardeners WC.

The first floor has a light and open landing, four bedrooms, a family bathroom, a separate shower room which is used by bedroom three and access to the rear staircase. Also on the first floor, accessed via its own front door, there is a one bedroom flat which has a kitchen/dining area, bathroom, double aspect reception room and a bedroom.

Outside the property is approached via a gravel driveway flanked by woodland and manicured lawns to the front of the house with views over the ha-ha across the parkland and beyond. There is a very good range of outbuildings including stables, a tack room, barn and tandem garage. On the edge of the estate with its own driveway is Grooms Cottage which is a detached three bedroom property laid out over two floors comprising porch, hallway with WC, kitchen, dining room, reception room opening through to a conservatory, three bedrooms and a bathroom.
The paddocks are fenced with established hedgerows, there are woods with magnificent specimen trees which are hundreds of years old, an orchard with fruit trees, kitchen garden with a greenhouse. There is a pond and a lake which are full of wildlife.

Photography
July 2019

Services
Mains water and electricity. Private drainage. Oil fuelled central heating.

Viewing
Strictly by appointment with Savills.

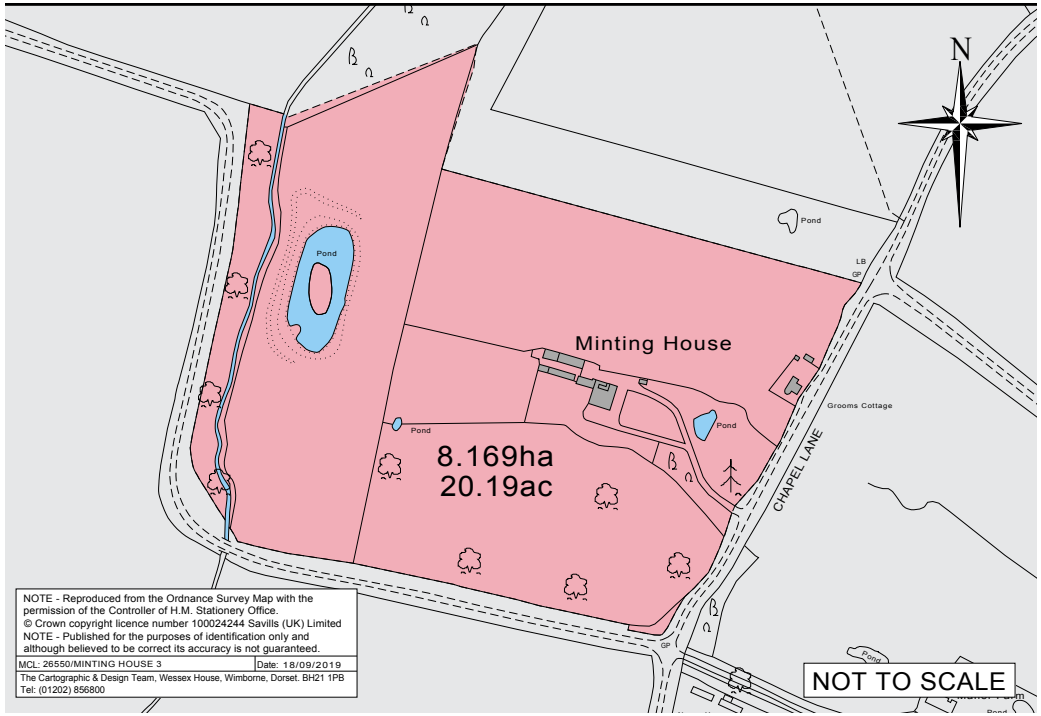
Local Authority
East Lindsey District Council.

Tax Band
G

Higher Level Stewardship Scheme
The land is registered under a Higher Level Stewardship Scheme due to expire on 30th September 2022. The Purchaser will be required to take over the scheme and indemnify the Vendor against any non-compliance. Further details are available from the selling agents.

Basic Payment Scheme
The majority of the land is registered with the Rural Payments Agency to receive payments under the Basic Payment Scheme and all the relevant Basic Payment Entitlements will be included in the sale. The claim for the current claim year shall be retained by the Vendor and the Vendor agrees to use all reasonable endeavours to transfer the Entitlements for future claims to the Purchaser. The Purchaser shall indemnify the Vendor against any non-compliance. Further details are available from the selling agents.

Grooms Cottage

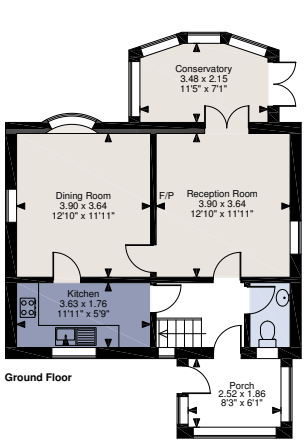

N
Minting House
Grooms Cottage
CHAPEL LANE
Pond
Pond
Pond
Pond
LB
GP
8.169ha
20.19ac
NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.
© Crown copyright licence number 100024244 Savills (UK) Limited
NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.
MCL: 26550/MINTING HOUSE 3
Date: 18/09/2019
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB
Tel: (01202) 856800
NOT TO SCALE

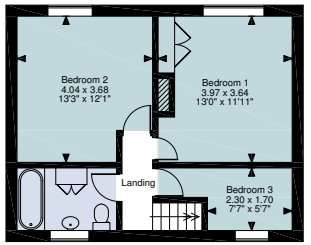
Grooms Cottage

Minting House, Minting Lane, Minting, Horncastle, Lincolnshire, LN9 5RX
Main House gross internal area 2,654 sq ft / 247 sq m
Garage gross internal area 159 sq ft / 15 sq m
Out House gross internal area 395 sq ft / 37 sq m
Outbuilding gross internal area 508 sq ft / 47 sq m
Top Floor Flat gross internal area 663 sq ft / 62 sq m
Grooms Cottage gross internal area 1,064 sq ft / 99 sq m

Susanna Mills
Savills Lincoln
01522 508908
lincoln@savills.com

OnTheMarket.com | savills | savills.co.uk





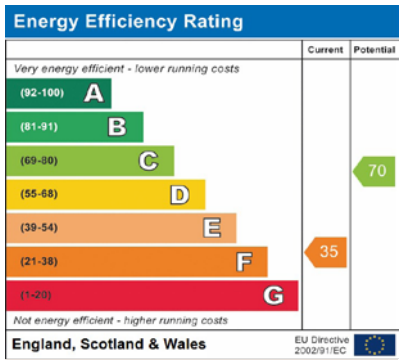
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

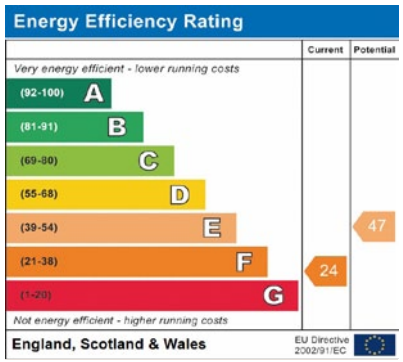
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8394227/DKF

For identification only. Not to scale. © 190801SM

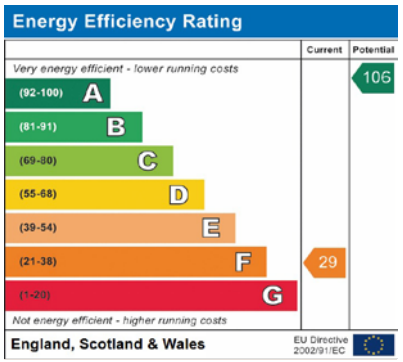
EPC for Minting House



EPC for Top Floor Flat



EPC for Grooms Cottage



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

100% Paper from well-managed forests FSC® C007990

recycle