

Applewhite House

32 Clint Lane, Navenby LN5 0EX

Nestled in an enviably secluded position on the fringes of the ever desirable Cliff village of Navenby, this exquisite Four Bedroom residence enjoys commanding views across unspoilt open countryside.

Believed to date back in part circa 1760, the property has been thoughtfully extended and impeccably enhanced over time, effortlessly marrying period charm with refined contemporary living. The beautifully proportioned accommodation unfolds from an inviting entrance hall and includes an elegant lounge, a superbly appointed kitchen, a light-filled breakfast room, utility room, and an array of reception spaces comprising a sitting room, formal dining room, and a private study - perfectly suited to modern lifestyles. To the first floor, a magnificent landing - spacious enough to serve as an additional reception area - leads to a truly luxurious principal suite, complete with an en suite bathroom, dressing room and walk-in wardrobe. Three further generously sized bedrooms are complemented by a shower room and well appointed family bathroom.

Set within approximately 0.43 acres (subject to survey), the grounds are nothing short of enchanting. A gravel driveway to the front provides off road parking and access to a double garage, with steps leading to an attractive paved entrance, complete with raised flower beds. To the rear, the property reveals its true splendour: a beautifully curated formal garden enjoying breathtaking rural vistas together with a lower orchard – both offering a serene and picturesque retreat.

A property of such distinction and setting is rarely available, and early viewing is highly recommended to fully appreciate the charm, space, and idyllic surroundings on offer.

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29 Silver Street, Lincoln, LN2 1AS



ACCOMMODATION

ENTRANCE HALL

10' 8" x 7' 9" (3.27m x 2.38m)

A welcoming entrance with exposed stone wall, Ancaster stone flooring and skirtings, double glazed window to the eastern elevation and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin with cupboard beneath, Ancaster stone flooring and skirtings, tiled splashback, frosted double glazed window to the eastern elevation and radiator.

LOUNGE

27' 11" x 15' 3" (8.50m x 4.67m)

With multi-fuel burner set within a feature stone fireplace, double glazed French doors to the rear garden, further double glazed window to the rear elevation and two radiators.

BREAKFAST ROOM

11' 11" x 9' 11" (3.63m x 3.02m) + Bay

With feature double glazed bay window to the northern elevation, double glazed window to the rear elevation, laminate flooring and radiator.

KITCHEN

15' 3" max x 13' 7" (4.64m max x 4.14m)

Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, Range cooker, integrated fridge, dishwasher and microwave, quarry tiled flooring and ceramic splashbacks, spotlights and double glazed window to the northern elevation.

UTILITY ROOM

10' 1" x 7' 10" (3.07m x 2.38m)

Fitted with base units with work surfaces over, Belfast sink with hot and cold taps over, wall mounted gas fired central heating boiler, quarry tiled flooring and ceramic splashback, radiator with towel rail above and double glazed window to the eastern elevation.

SIDE ENTRANCE

With exposed stone walls, quarry tiled flooring and personal door to the garage.

REAR PORCH

With quarry tiled and flag flooring, roof light and door to the garden.

SITTING ROOM

16' 11" x 12' 0" (5.15m x 3.65m)

With staircase to the first floor, decorative fireplace, wall lights, double glazed sash window to the front elevation and radiator.

DINING ROOM

17' 3" x 12' 10" (5.25m x 3.91m)

With log burner in a feature fireplace with side cupboards and shelving above, wall lights, feature double glazed bay window to the northern elevation, double glazed sash window to the front elevation and two radiators.

STUDY

12' 3" x 9' 5" (3.73m x 2.88m)

With in-built shelving, exposed stone wall, double glazed sash window to the front elevation and further double glazed window to the eastern elevation and radiator.

FIRST FLOOR LANDING

14' 10" x 13' 7" (4.52m x 4.14m)

A generous first floor landing with light filled sitting area with double glazed window to the eastern elevation and radiator.

BEDROOM ONE

23' 7" x 14' 6" max (7.18m x 4.41m)

+ 10' 6" x 4' 0" (3.20m x 1.21m) Bedroom

Lobby + Bay

With feature double glazed bay window and second double glazed window to the northern elevation and a further double glazed window to the rear elevation, overlooking the garden, farmland and woods, and two radiators.

EN-SUITE BATHROOM

12' 0" x 9' 6" (3.66m x 2.89m)

Fitted with a five piece suite comprising a freestanding roll top bath tub, shower cubicle with rainfall shower head, two wash hand basins and close coupled WC, two shaver points, laminate flooring, radiator, two towel rails and double glazed window to the rear elevation.

WALK-IN WARDROBE

9' 3" x 7' 5" (2.81m x 2.26m)

With a range of fitted wardrobes, double glazed window to the eastern elevation and radiator.

DRESSING ROOM

9' 5" x 6' 8" (2.86m x 2.03m)

With fitted desk/dressing table, storage cupboards, double glazed window to the eastern elevation and radiator.





BEDROOM TWO

13' 0" x 12' 10" (3.95m x 3.90m)

With two double glazed sash windows to the front and northern elevations, wall lights and radiator.

SHOWER ROOM

9' 9" x 4' 0" (2.98m x 1.22m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and close coupled WC, two towel rails, radiator and double glazed window to the front elevation.

BEDROOM THREE

13' 1" x 10' 3" (4.00m x 3.13m)

With two double glazed windows to the front elevation, period fireplace, over stairs storage cupboard, wash hand basin with tiled splashback and radiator.

BEDROOM FOUR

13' 9" x 9' 5" (4.18m x 2.86m)

With two double glazed windows to the front and eastern elevations, period fireplace and radiator.

FAMILY BATHROOM

9' 10" x 8' 11" (3.02m x 2.73m)

Fitted with a three piece suite comprising a corner bath with shower over, wash hand basin and close coupled WC, part tiled walls, large walk in airing cupboard, radiator, towel rail and two double glazed windows to the rear elevation.

OUTSIDE

The property sits on a generous plot of approximately 0.43 acres (STS) at the end of Clint Lane on the edge of the village of Navenby.

To the front a gravelled driveway provides off street parking for multiple vehicles and access to the double garage.

To the rear of the property there is a formal garden enclosed by a dry stone wall, laid mainly to well manicured lawn with well stocked flower and shrub borders, a large wrap-around patio and outside tap. There is also an orchard with a variety of fruit trees including cooking apple, damson and plum.

GARAGE

24' 7" x 15' 0" (7.49m x 4.57m)

With twin up-and-over doors to the front, personal door, light and power. Steps lead down to a paved front garden with raised flowerbeds.

LOCATION

The village of Navenby is a popular Cliff Village to the South of the Cathedral City of Lincoln, offering attractive countryside views and a blend of historic charm with modern convenience.

Steeped in history, it features a designated conservation area with characterful stone cottages and period homes, of which this property forms a part. At its heart is St Peter's Church, a prominent local landmark.

Navenby is particularly well served for a village of its size, with a good range of amenities including a Co-op food store, pharmacy, doctor's surgery, café/tearoom, butchers, bakery, hairdressers and a well regarded primary school.

The village also benefits from local pubs, takeaway options, and regular bus services, supporting a strong and active community. Its convenient location offers easy access to Lincoln and Grantham, making it an ideal choice for those seeking a well connected rural lifestyle.





SERVICES

All mains services available.
Gas central heating.

COUNCIL TAX AND EPC

EPC Energy Rating – TBC.

Council Tax Band – G.

Local Authority – North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



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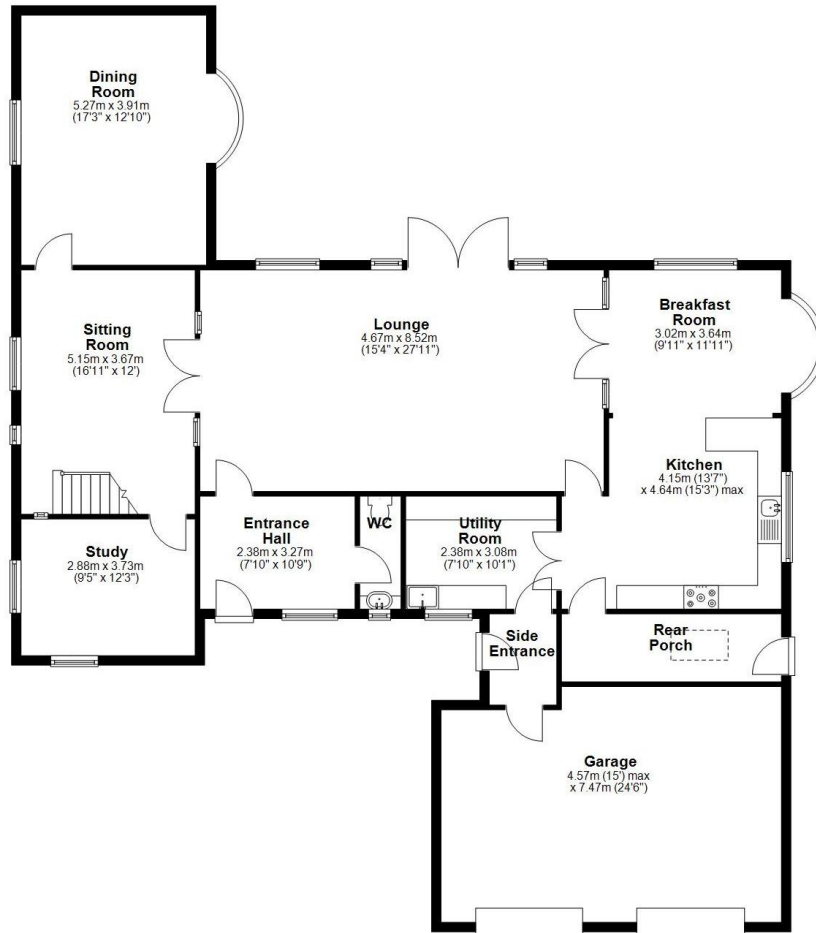
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NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

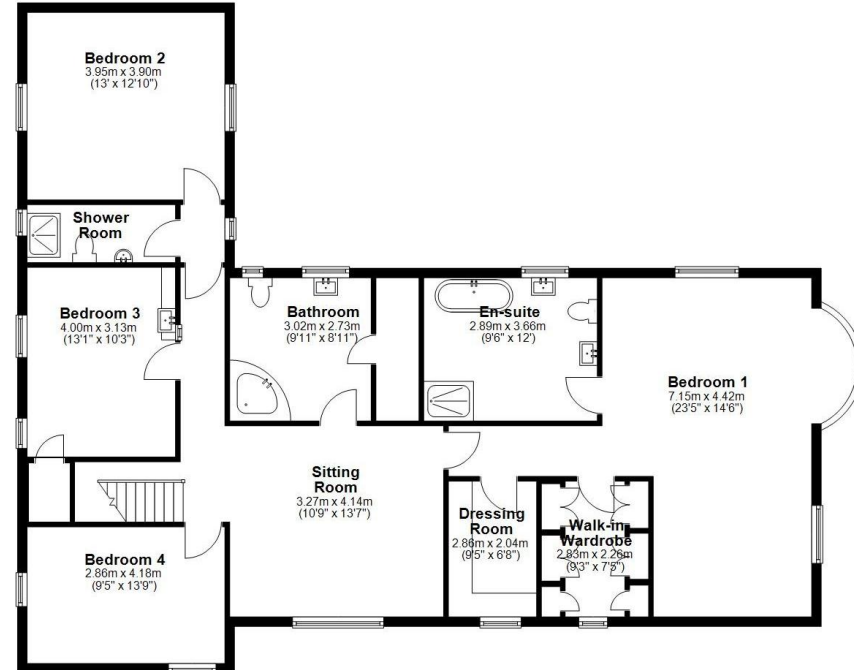
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Ground Floor
Approx. 185.0 sq. metres (1991.8 sq. feet)



First Floor
Approx. 144.2 sq. metres (1552.5 sq. feet)



Total area: approx. 329.3 sq. metres (3544.3 sq. feet)

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Plan produced using PlanUp.

