

Ryecroft, Welbourn Road, Brant Broughton, Lincoln

4 2 3 D

OLIVER REILLY



Ryecroft, Welbourn Road, Brant Broughton, Lincoln

Guide Price £525,000 - £575,000

- INDIVIDUAL NON-ESTATE DETACHED HOME
- PEACEFUL RURAL SETTING &SUBSTANTIAL GATED DRIVEWAY
- TWO/THREE LARGE RECEPTION ROOMS
- STYLISH MODERN DINING KITCHEN & UTILITY ROOM
- GREAT SCOPE TO ADAPT, EXTEND & TAKE TO THE NEXT LEVEL!
- FOUR BEDROOMS
- WONDERFUL 3.5 ACRE PLOT WITH SIX STABLES & TACK ROOM
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- NEW BOILER INSTALLED IN 2026
- ONE-OF-A-KIND! A MUST VIEW! Tenure: Freehold. EPC 'D'

Guide Price: £525,000 - £575,000. AN OPPORTUNITY OF A LIFETIME!! WITH 3.5 ACRE OF PURE POTENTIAL!

There's SO MUCH to love about Ryecroft! Occupying a truly enviable position, surrounded by beautifully maintained grounds and enjoying an exceptional degree of privacy, this charming detached residence offers a RARE AND EXCITING OPPORTUNITY to embrace countryside living at its finest!

SPACE, SECLUSION AND SCOPE IN ABUNDANCE! Perfectly positioned on the edge of a delightful semi-rural village, enjoying the tranquillity of its idyllic surroundings. The nearby A17 provides excellent connections to Newark, Lincoln and Sleaford.

Set within approximately 3.5 ACRES OF GLORIOUS GROUNDS, the property is a DREAM COME TRUE for equestrian enthusiasts, lifestyle buyers and anyone craving room to breathe! A substantial gated driveway provides an impressive approach, leading towards SIX STABLES, a dedicated tack room and an adjoining paddock extending to approximately TWO ACRES. Whether you're looking to accommodate horses, embrace a more self-sufficient lifestyle or simply enjoy the freedom of your own private countryside haven, the possibilities are truly exciting!

The house itself offers a versatile internal layout, brimming UNTAPPED POTENTIAL! There is fantastic scope for further enhancement, reconfiguration or extension, subject to the necessary planning permissions/ approvals, allowing you to create something truly special!

The generous ground-floor accommodation is welcomed by an entrance porch, leading into a reception hallway, a ground-floor shower room, MAGNIFICENT TRIPLE-ASPECT LIVING ROOM- Flooded with natural light, with French doors out to a paved seating area.

An equally impressive sitting/dining room provides a superb sense of apace, along with a multi-purpose third reception room. At the heart of the home sits a STYLISH, MODERN DINING KITCHEN, accompanied by a separate utility room.

The first floor hosts FOUR WELL-PROPORTIONED BEDROOMS alongside a three-piece







ENTRANCE PORCH:	7'5 x 4'5 (2.26m x 1.35m)
INNER HALLWAY:	9'7 x 5'9 (2.92m x 1.75m)
GROUND FLOOR SHOWER ROOM: Max measurements provided.	5'9 x 4'10 (1.75m x 1.47m)
LARGE TRIPLE ASPECT LIVING ROOM:	23'5 x 13'5 (7.14m x 4.09m)
GENEROUS SITTING/DINING ROOM:	17'2 x 11'0 (5.23m x 3.35m)
MULTI-PURPOSE RECEPTION ROOM:	10'3 x 5'9 (3.12m x 1.75m)
LARGE CONTEMPORARY DINING KITCHEN:	16'3 x 11'0 (4.95m x 3.35m)
UTILITY ROOM:	9'2 x 6'4 (2.79m x 1.93m)
FIRST FLOOR LANDING: Max measurements provided.	23'6 x 5'10 (7.16m x 1.78m)
DUAL-ASPECT MASTER BEDROOM:	13'5 x 10'10 (4.09m x 3.30m)
DUAL-ASPECT BEDROOM TWO:	11'0 x 8'8 (3.35m x 2.64m)
BEDROOM THREE: Max measurements provided, with storage cupboard.	14'3 x 7'7 (4.34m x 2.31m)
BEDROOM FOUR: Max measurements provided, with storage cupboard.	14'10 x 6'9 (4.52m x 2.06m)
FAMILY BATHROOM:	5'9 x 5'3 (1.75m x 1.60m)
STABLE 1: Equipped with power & lighting.	11'8 x 11'8 (3.56m x 3.56m)
STABLE 2: Equipped with power & lighting.	15'2 x 15'1 (4.62m x 4.60m)
TACK ROOM: Equipped with power & lighting.	11'9 x 7'7 (3.58m x 2.31m)



STABLE 3: 12'1 x 11'9 (3.68m x 3.58m)
Equipped with power & lighting.

STABLE 4: 12'0 x 11'9 (3.66m x 3.58m)
Equipped with power & lighting.

STABLE 5: 15'2 x 15'1 (4.62m x 4.60m)
Equipped with power & lighting.

STABLE 6: 11'9 x 11'9 (3.58m x 3.58m)
Equipped with power & lighting.

DETACHED STORE: 23'8 x 11'7 (7.21m x 3.53m)
Of 'Harlow' timber construction, with a pitched felt roof. Located at the bottom of the formal garden. Providing excellent external storage and scope to be utilised for a variety of individual purposes.

Approximate Size: 1,610 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides oil central heating, via a NEWLY INSTALLED BOILER IN 2026 and uPVC double glazing throughout. All replaced within the last 10 years.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
North Kesteven District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (55)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
The charming Lincolnshire village of Brant Broughton is situated approximately 8 miles East of the historic market town of Newark-on-Trent. There is ease of access onto the A17, which provides direct access to Sleaford and Lincoln. The village itself has a popular local pub 'THE GENEROUS BRITON', providing excellent food and drink. There are popular local shops available in neighbouring villages and an on-hand post office every Wednesday morning. There is also a highly regarded primary school. The village also falls in the catchment area for a variety of excellent grammar schools.



EXTERNALLY:

Rycroft is a wonderfully individual, detached, non-estate home, occupying a private and picturesque setting on the edge of a charming semi-rural village. The property stands within approximately 3.5 acres of grounds, held across two separate titles, offering an exceptional degree of privacy, versatility and beautiful views across the surrounding countryside.

The property is approached through two timber five-bar gates, onto an impressive sweeping gravelled driveway, providing ample off-road parking for a wide variety of vehicles. The driveway continues towards a further set of double wrought-iron gates, which provide access to the equestrian facilities, comprising six stables and a tack room. All equipped with power and lighting. The front garden is predominantly laid to lawn, with the potential for additional off-road parking, if required. A fenced front boundary, complemented by a mature, high-level tree line, enhances the property's privacy, while far-reaching views across open countryside create a delightful rural backdrop. A paved pathway leads to the front entrance porch, with an external wall light above, while wrought-iron pedestrian gates provide access to both side aspects of the property.

The left-hand side and rear elevations benefit from extensive paved seating areas, complete with external power socket, an outside tap and exterior lighting. These areas flow seamlessly to the beautifully established and immensely private rear garden, creating a wonderful sense of seclusion, peace and tranquillity. The garden is a particularly attractive feature of the property, standing on approximately 1.5 of an acre. Offering a delightful retreat surrounded by an abundance of mature trees, established shrubs and varied planting, providing colour, character and natural screening throughout the seasons. Towards the far end of the garden stands a useful detached timber outbuilding, offering additional storage or potential for alternative uses.

The fenced left-hand side aspect incorporates a further timber five-bar gate, opening into two additional paddocks (approximately 2 acres), beautifully enclosed by mature trees and established hedgerows, providing a wonderfully private setting while enjoying further far-reaching views over the surrounding countryside.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

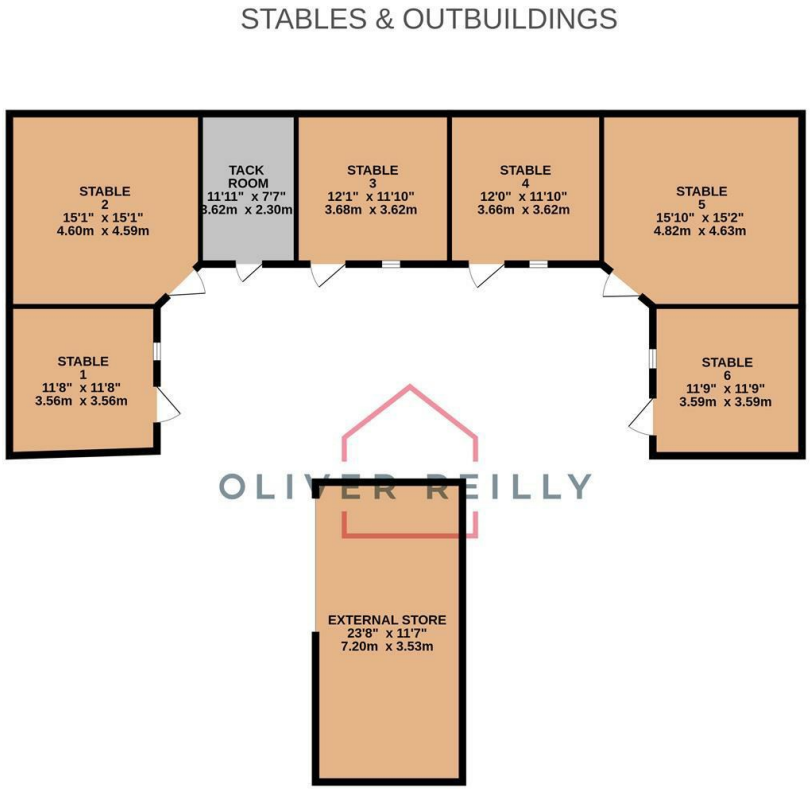
Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY