



BY DESIGN

*Fossdyke Paddock*

Saxilby, Lincoln, Lincolnshire LN1 4AU

# Award-winning energy-efficient eco-home

Experience the pinnacle of innovation and craftsmanship as Chiselwood, renowned furniture makers, proudly present their latest masterpiece. This award-winning energy-efficient eco-home embodies the perfect blend of elegance and functionality, meticulously designed to enhance your modern lifestyle with longevity in mind.

Step inside these captivating four-bedroom homes, bathed in natural light, and immerse yourself in the seamless flow of space. Thoughtfully curved architecture and an expansive roof terrace overlooking the surroundings will inspire a sense of tranquillity.

No detail has been overlooked in the creation of these homes. Chiselwood's expertise shines through in every aspect, from the construction to the interior finishes, ensuring their enduring quality. Immerse yourself in the beauty of their award-winning, bespoke kitchens, equipped with top-of-the-line appliances and clever storage solutions, elevating your culinary experience.

Embrace the harmonious blend of nature and privacy as you step outside into your own personal oasis. The property boasts a landscaped garden, offering a serene retreat within this leafy sanctuary. These homes are not only designed for the present but are also focused on longevity, making them a secure investment for your future.







# Comments from Mel and Martin Holliday, the creators of these wonderful eco homes:

“This has been a project very dear to our hearts and taken 20 years to come to fruition. Martin and I were inspired by the tree houses at Centre Parcs many years ago and loved the idea of living up in the trees and looking down to the water of the Fosdyke canal. This also instigated the idea of having the living spaces upstairs with the bedrooms on the ground floor. We wanted to reflect the environment too, such as nearby Lincoln Cathedral influencing the high ceilings – people have remarked upon the cathedral-like feel inside”

“Here at Chiselwood, we see so many new homes being built that just need some creativity and extra attention to detail in design to make them truly individual and have given these eco homes that special consideration. We are very proud of these houses and believe this small development will significantly enhance the area as well as providing a stimulating and original environment for the new owners”











# Comments from the owner of one of the eco homes:

Having lived in the same house for many years, we were looking for an adventure. Not a wild adventure that we would live to regret but a sustainable dream. We first saw Fosdyke Paddock a year ago and fell in love. We knew at once that we had found the place where we wanted to live. Brilliant design inside and out, fabulous craftsmanship and strong environmental credentials. All that and within walking distance of a railway station and a village that could provide all essential services.

One year on, we know that we made the right choice. We have no buyers' regret. Far from it! Every day the layout and design of our house is life enhancing. As you would expect from Chiselwood, the kitchen is a dream and that eye for design and attention to detail is apparent throughout our house. The first-floor terrace is a fabulous space and flows in and out of the main living area. The Mechanical Ventilation with Heat Recovery (MVHR) system not only saves money but provides a constant supply of fresh, filtered air. No stuffiness. No condensation. No mould. Whether it is the filtered air or the living space that is 'up in the trees', we all feel a sense of calm and serenity. The heat pump provides all the hot water we need and keeps the house warm in Winter (and all for less money than we spent in our former energy efficient house – despite the recent surge in energy costs).

We love walking into the village to buy supplies, visit the doctor and use the chemist and post office. The 'locals' are a friendly lot. If you like pub life, you will find a warm welcome at our two pubs (one with ice cream parlour!) and the fish and chip shop is constantly busy for very good reason. The regular food vans (wood-fire pizza, Indian, tacos) complement the local pizza takeaway/delivery service.

When we do want to venture further afield, the train takes us to the fabulous historic city of Lincoln with good shops, restaurants, and entertainment facilities (cinemas, theatres etc). Not to mention arguably the best cathedral in England. If you don't want to take the train, the bus service is also excellent. Either way, the bother and cost of parking the car is avoided. With Leeds, Sheffield just over an hour away by train (or car), Saxilby is truly well connected and for those that wish to jaunt to London, we can get there in less than three hours from our front door with the train taking the strain. I could go on and we have only just scratched the surface of what Lincolnshire and its adjacent counties have to offer. What's stopping you from joining us here in Fosdyke Paddock?







# Location, Schools & Services

Situated on the A57 Lincoln to Gainsborough Road, this prime location offers convenience and accessibility. A short 7-minute walk alongside the canal leads you to Saxilby Station, served by both East Midlands Railway and Northern Trains. In just 7 minutes, you can reach Lincoln, or in 15 minutes, you can reach Retford, both offering connections to London, Sheffield, or Leeds. By car, the centre of Lincoln is approximately 12 minutes away.

The thriving village of Saxilby is only a few minutes' drive and provides all the amenities you need. It boasts a Co-op, a One Stop, a GP practice, a vet's, a hairdresser and beauty salon, several charming independent shops, 3 cafes, an ice cream parlour, a fish and chip shop, as well as Chinese and pizza takeaways. Additionally, there are two pubs, one of which serves food. For added convenience, a regular bus service connects directly to supermarkets such as Tesco and Asda, and a local David Lloyd tennis facility is just a 5-minute drive away. The location boasts a low flood risk, with the canal serving as a managed and controlled waterway, ensuring peace of mind.

Families will find excellent educational options in the area. Saxilby C of E Primary School, just a 2-minute drive away, holds a Good Ofsted report. The Fleur de Lys Nursery and Pre-School also share the same commendable rating. For secondary education, there is a wide choice of schools in the region, including The Priory Academy LSST, located 7.5 miles away in Lincoln, which has received an outstanding rating from Ofsted. Additionally, highly regarded Lincoln Minster independent Schools (Prep and Senior) are situated in the city centre.

The property benefits from mains electricity and water. For heating, hot water, and heated towel rails, a Mitsubishi air source heat pump is in place. Moreover, there is a Klargestep septic tank to manage sewage effectively.

Epc Rating: B | Council Tax Band : E

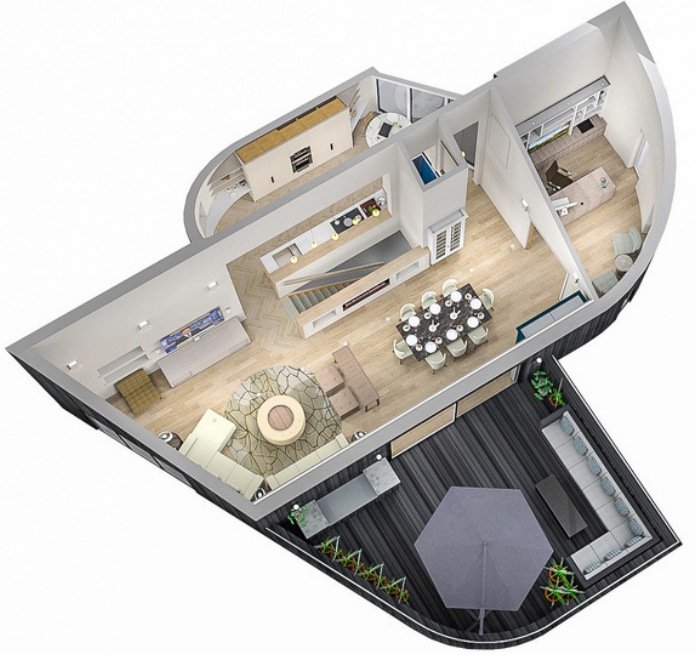




# 5 FOSSDYKE PADDOCK, SAXILBY, LINCOLN



Internal Area = 192 sq. m | 2066 sq. ft  
Roof Garden = 34 sq. m | 366 sq. ft  
Garage = 19 sq.m | 204 sq. ft  
Total = 245 sq. m | 2636 sq. ft





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National audience

*local knowledge*