

## Main Road, Long Bennington NG23 5DJ



An individual Grade II listed former Coaching Inn, which has been transformed into a superb family home, and is believed to date back to circa 1750. This substantial property has five/six bedrooms, two large reception rooms, a superb extension to form a garden/family/dining room, and a delightful breakfast kitchen. The house has a total living space in excess of 3,000 sq. ft. and sits on a generous plot (c. 0.25 acre) subject to survey, with a sizeable rear garden and a number of versatile outbuildings. Early viewing is essential to appreciate this unique home.

**Offers Over £700,000**

















## Situation and Amenities

The highly sought after village of Long Bennington is well served with amenities including a Medical Centre, village hall, a Co-op convenience store and post office. The village has two public houses with restaurant facilities, an award winning Indian takeaway, a wine bar/brasserie, a popular coffee house and a fish & chip shop. There is a quality nursery offering wrap around care, and a highly regarded primary school with catchment to the outstanding Grammar schools in Grantham with a free daily bus service, plus other excellent secondary schooling nearby. The village is bypassed by the A1 and located approximately equidistant between the market towns of Grantham and Newark. THERE ARE DIRECT LINE RAIL CONNECTIONS FROM BOTH NEWARK AND GRANTHAM STATIONS TO LONDON KINGS CROSS WHICH TAKE FROM A LITTLE OVER AN HOUR.

## Accommodation

Upon entering the property via the storm doors, this leads into:

### Storm Porch

The storm porch has windows to both side elevations and a glazed door leads through to the entrance hallway.

### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and provides access to both the breakfast kitchen, the lounge and the cloakroom. The hallway has a quarry tiled floor, wall light points and a beamed ceiling.

### Ground Floor Cloakroom 9' 8" x 3' 6" (2.94m x 1.07m)

The cloakroom is fitted with a WC and a wash hand basin, and is enhanced with a quarry tiled floor, part timber panelled walls, and wall light points. From here a door opens to the cellar.

### Cellar 11' 5" x 3' 0" (3.48m x 0.91m)

The cellar provides useful storage space and has wall light points.

### Breakfast Kitchen 15' 3" x 14' 7" (4.64m x 4.44m) (excluding bay window)

This delightful room is the heart of the family home and has a large bay window with original window seat to the front elevation. The handmade kitchen comprises a comprehensive range of base units with a combination of zinc and wooden work surfaces, together with a central island with a solid oak surface and a Belfast sink incorporated. In addition, the kitchen is fitted with a gas three oven Aga with dual fuel module (gas hobs, two electric ovens), a concealed overhead extractor fan and a pot filler tap. Located within the central island, in addition to further storage space, is an integrated dishwasher. The kitchen is further enhanced with a limestone floor, original 18th century alcoves for glass storage, and ceiling light points. There is space and

plumbing for an American style fridge-freezer. From the kitchen glazed French doors lead into the fabulous extension which provides a garden/family/dining room.

**Garden/Family/Dining Room** 30' 11" x 17' 0" (9.42m x 5.18m) (at widest points)

This wonderful multi-purpose room serves as a garden/family room together with an additional dining room. The room has full height glazed windows and sliding patio doors to the rear giving spectacular views of the garden. Further doors provide access into the lounge, snug and utility. The focal point of the room is the log burning stove which is located in one corner. The garden/family/dining room is further complemented with wooden flooring, numerous ceiling light points and three radiators.

**Utility Room** 8' 2" x 6' 2" (2.49m x 1.88m)

The utility room has an opaque window to the rear elevation and is fitted with a work surface with wall units above, together with a large fitted storage cupboard. The room has space and plumbing for both a washing machine and tumble dryer, and a recessed ceiling spotlight.

**Lounge** 25' 11" x 15' 11" (7.89m x 4.85m)

This most impressive reception room has two sash windows to the front elevation and is full of character and charm with a beamed ceiling and original quarry tiled flooring. The focal point of the lounge is the feature stone fireplace inset with an antique Esse Dragon wood burning stove. The room has wall lights points and two cast iron radiators. A further door leads into the snug, and there is also a curved window looking back through into the snug.

**Snug** 19' 6" x 13' 2" (5.94m x 4.01m) (at widest points)

This charming and cosy room has an opaque window to the side elevation, beneath which is sited a window seat. The snug has a feature fireplace (non-working), and situated adjacent to this is the original bread oven. The room is full of further character, having an exposed brick wall and painted wooden flooring. Sited above here is a useful mezzanine storage area. A door provides access into the family room, and a further door into the ground floor bedroom.

**Bedroom Two Ground Floor** 15' 1" x 13' 5" (4.59m x 4.09m)

This splendid double bedroom is full of charm and character having exposed roof trusses. The bedroom has two windows to the side elevation, a ceiling light point and a radiator. Doors provide access to the dressing room and the en-suite shower room.

**Bedroom Two En-suite**

The en-suite has a small window to the rear elevation and is fitted with a full width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin on set and storage beneath, and a WC. The en-suite is complemented with part ceramic wall tiling. In addition there are wall light points, a heated towel rail and an extractor fan.

**Half Landing**

From the entrance hallway the staircase rises to the first floor and at the half landing is the boot room.

**Boot Room** 7' 10" x 7' 1" (2.39m x 2.16m)

This most useful and versatile room serves as a boot room/coat storage room and also houses the central heating boiler. The staircase continues to the first floor landing.

**First Floor Landing**

The first floor landing has a sash window to the front elevation and provides access to bedrooms three, four and five. The landing has both wall and ceiling light points, and a radiator. From the first floor landing the staircase continues, and at the half landing the family bathroom is located.

**Bedroom Three** 15' 2" x 15' 1" (4.62m x 4.59m) (at widest points)

This is an excellent sized double bedroom with dual aspect sash windows to the front and rear elevations. The bedroom has a free standing bath in the window area to the rear. There is also a radiator and ceiling light point. A door leads through to the recently re-fitted en-suite shower room.

**En-Suite Shower Room**

This recently re-fitted en-suite has an opaque window to the rear elevation and is fitted with a walk in shower cubicle with a mains shower, wash hand basin and WC. The room has both wall and ceiling light points, a heated towel rail and a shaver socket.

**Bedroom Four** 15' 10" x 11' 11" (4.82m x 3.63m)

An excellent sized double bedroom with dual aspect windows to the front and rear elevations. This bedroom has a beamed ceiling, a radiator and a ceiling light point.

**Bedroom Five** 13' 11" x 11' 3" (4.24m x 3.43m)

A very large double bedroom with dual aspect windows to the front and rear elevation, a beamed ceiling and wall light points.

**Family Bathroom** 8' 5" x 7' 0" (2.56m x 2.13m)

The family bathroom has a window to the rear elevation and is fitted with a white suite comprising bath with a shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has a beamed ceiling, a useful fitted storage cupboard, a heated towel rail, and both wall and ceiling light points.

**Second Floor Landing**

The second floor landing has a Velux skylight window to the front elevation.

**Bedroom Six** 14' 4" x 12' 4" (4.37m x 3.76m)

A delightful double bedroom with a window to the side elevation and a Velux skylight window to the rear. The bedroom has wall light points and a radiator.

**Master Bedroom** 13' 8" x 10' 1" (4.16m x 3.07m)

This delightful and charming room has a large dormer window to the rear elevation overlooking the outbuildings and garden. The room has a ceiling light point and a radiator. Access to the loft space is obtained from here. A door leads into the en-suite bathroom.

**En-suite to the Master** 11' 11" x 11' 8" (3.63m x 3.55m)

This superb bathroom serves as an en-suite to the master bedroom and has a window to the side elevation. The bathroom is split level in design, and on the upper tier is a roll top bath with shower attachment and a large walk in shower cubicle with rainwater head shower. On the lower level is a pedestal wash hand basin and a WC. This en-suite bathroom is complemented with part timber panelling to the walls, together with wall light points. In addition, there is a heated towel rail running off the mains hot water system, and further access to the roof space is obtained from here.

**Tank Room**

The tank room houses a large main-pressure hot water tank and provides yet further useful and versatile storage space with further loft access.

**Outside** 15' 11" x 13' 9" (4.85m x 4.19m)

This wonderful property is situated off the main road and is separated by a communal green planted with mature trees providing privacy. The property is wisteria clad and is approached by a sweeping driveway which runs down the side of the property, and via gated access continues down to a range of outbuildings. To the front of the property is a delightful lawn and well maintained garden which is bounded by mature hedgerow. A further section of driveway leads up to the front door. Situated adjacent to the side driveway and belonging to this property are a number of outbuildings with potential for conversion (subject to appropriate consents). The property is equipped with an EV charging point.

**Car Port** 15' 9" x 8' 8" (4.80m x 2.64m)

**Stable** 15' 11" x 13' 9" (4.85m x 4.19m) (plus a storage area above the carport)

The stable is equipped with power and lighting.

**Garage** 23' 1" x 15' 10" (7.03m x 4.82m)

The garage has twin wooden doors to the front elevation, a circular window to the rear, and is equipped with both power and lighting. Potential purchasers are advised that the garage is of a very good size and provides a versatile storage facility. Whilst it is of sufficient size to accommodate a vehicle, access is somewhat awkward.

**Rear Garden**

The rear garden has two separate access points; a pedestrian access point, and twin wooden gates which provide vehicular access should it be required. The rear garden is further particular feature of this wonderful family home and is of an excellent size. The garden comprises of a courtyard situated adjacent to the rear of the property and provides an ideal outdoor seating and entertaining area. The remainder of the garden is fully enclosed, laid predominantly to lawn and contains a variety of established shrubs, plants, and mature trees. Located to the foot of the garden is a sunken trampoline. There is also a stylish garden room and a pergola providing a sheltered outdoor dining area with seating.

**Agent's Note**

Prospective purchasers are advised that Rose Cottage, situated to the rear of 66 Main Road has a pedestrian right of way along the driveway.

**Council Tax**

This property is currently in Band E.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

South Kesteven District Council, Lincolnshire, 01476 406080

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

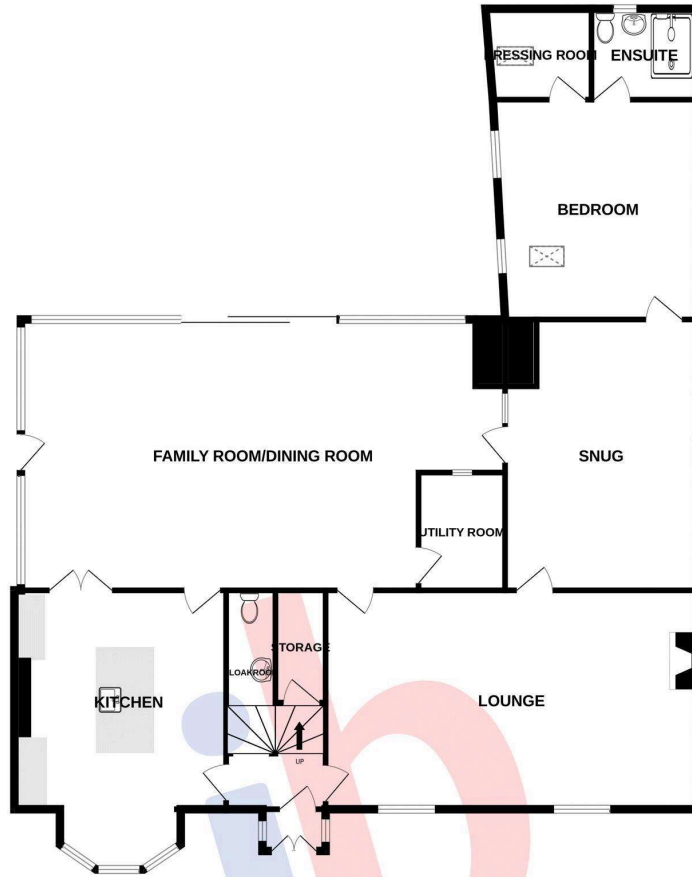
### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006983 16 July 2024

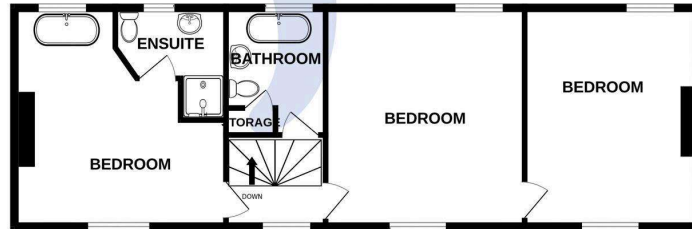




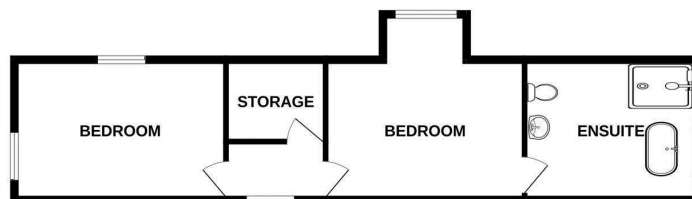
GROUND FLOOR  
1929 sq.ft. (179.2 sq.m.) approx.



1ST FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



2ND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 3125 sq.ft. (290.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024