

Cleveland Farmhouse, Claypole

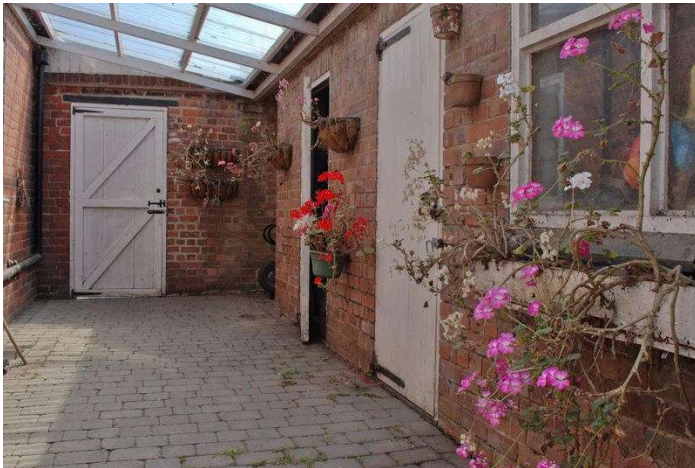


An impressive Edwardian farmhouse which is believed to have been built in 1912 by the philanthropist Harry Coulby who made several significant contributions to the village of Claypole. This detached three double bedroom family home retains a wealth of character, and is situated in a secluded plot in the heart of the village. The property has a large front garden, two outbuildings and a south facing garden to the rear. Available for purchase with no chain.

Offers Over £400,000







Situation and Amenities

Claypole village offers a range of amenities which include a village shop, a public house and an excellent primary school. Newark, Grantham and Lincoln are within easy commuting distance and for those wishing to travel further afield fast GNER trains are available from Newark Northgate Station to London King's Cross with a journey time of approximately 80 minutes.

Accommodation

Upon entering the original front door, this leads into:

Reception Hallway

The reception hallway has a dogleg staircase rising to the first floor and doors providing access to the lounge, dining room and inner hallway. The hallway has a picture rail, a ceiling light point and a radiator.

Dining Room 12' 5" x 12' 5" (3.78m x 3.78m)

This nicely proportioned reception room has dual aspect windows to the front and side elevations. Whilst currently utilised as a formal dining room, it would serve equally well as an additional sitting room if required. The dining room has a fireplace with log burning stove sat on a tiled hearth, a picture rail, a ceiling light point and radiator.

Lounge 16' 4" x 12' 5" (4.97m x 3.78m)

This large reception room has dual aspect windows to the side and rear elevations. The focal point of the lounge is the fireplace with open fire (not tested by the agent). The room has a picture rail, a ceiling light point and a radiator. There is also a serving hatch into the dining kitchen.

Inner Hallway

The inner hallway has an external door to the side elevation and further doors to the ground floor cloakroom, the pantry and dining kitchen. The hallway has the original ceramic tiled floor.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The cloakroom has a ceramic tiled floor, a ceiling light point and a radiator. Accessed from here and sited beneath the staircase is a useful storage cupboard.

Pantry 8' 10" x 7' 11" (2.69m x 2.41m)

From the inner hallway two steps lead down into the pantry which has an opaque window to the front elevation and is fitted with a cold stone slab, lighting and power.

Dining Kitchen 14' 10" x 12' 5" (4.52m x 3.78m)

This fabulous dining kitchen has a window to the side elevation and French doors leading out to the garden. Either side of the chimney breast are bespoke fitted storage cupboards. The kitchen area itself is fitted with a range of base and wall units, complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with ceramic hob and extractor hood above, and space and plumbing for a washing machine. Also located within the dining kitchen is a Rayburn oil fired range which provides central heating and hot water. The room is of sufficient size to accommodate a large dining table and has the same flooring flowing through from the inner hallway and a ceiling light point.

First Floor Landing

As mentioned, the staircase rises from the reception hallway to the spacious first floor galleried landing which has a window to the front elevation and doors into all three double bedrooms, the family bathroom and airing cupboard. The landing has a ceiling light point and a radiator.

Bedroom One 14' 11" x 12' 5" (4.54m x 3.78m) *(at widest points)*

This large double bedroom has a window to the rear elevation, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room

The well appointed en-suite is fitted with a double width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is a heated towel rail.

Bedroom Two 16' 4" x 12' 6" (4.97m x 3.81m)

An extraordinarily large double bedroom with dual aspect windows to the rear and side elevations. The bedroom has a fitted double wardrobe located to one side of the chimney breast, a ceiling light point and a radiator.

Bedroom Three 12' 5" x 12' 5" (3.78m x 3.78m)

A further double bedroom having dual aspect windows to the front and side elevations, a ceiling light point and a radiator.

Family Bathroom 12' 4" x 7' 10" (3.76m x 2.39m)

This very well appointed bathroom has dual aspect windows to the front and side elevations and is fitted with a contemporary white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. There is also an oversized shower cubicle with mains rainwater head shower. The bathroom is complemented with part ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan, a heated towel rail and a radiator.

Airing Cupboard 8' 9" x 3' 2" (2.66m x 0.96m)

The airing cupboard has a window to the front elevation and provides access to the roof space.

Outside

Cleveland Farmhouse stands on a secluded plot and located to the front is a sizeable and very private garden which is laid primarily to lawn edged with borders containing a vast array of mature shrubs, plants and trees. Situated to the side of the property is a covered passageway which in turn gives access to the outbuildings.

Outbuilding One 15' 2" x 7' 3" (4.62m x 2.21m)

This outbuilding is equipped with power and lighting.

Outbuilding Two 7' 3" x 6' 1" (2.21m x 1.85m)

This outbuilding provides a further storage facility.

Rear Garden

The south facing rear garden is fully enclosed, laid primarily to lawn and contains a number of mature shrubs, plants and trees.

Council Tax

The property is in Band F.

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,

Possession/Tenure

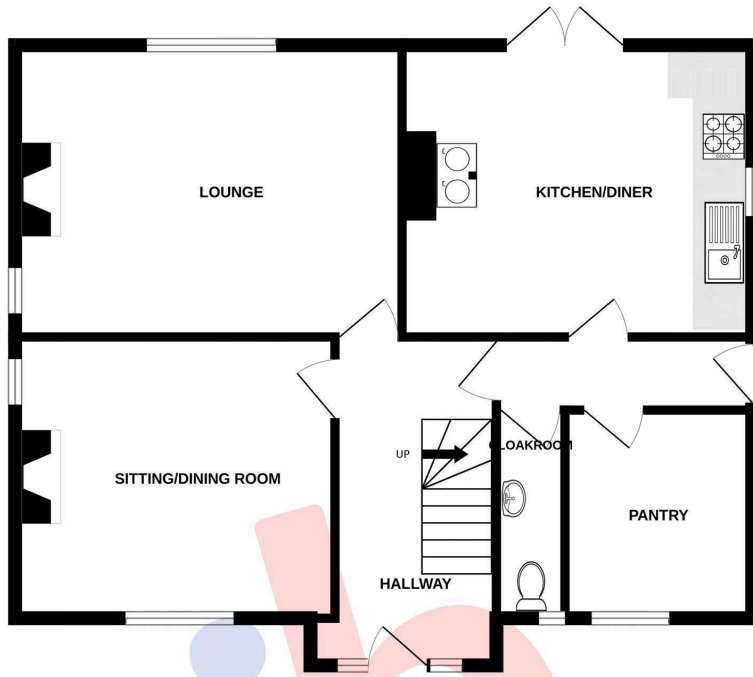
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

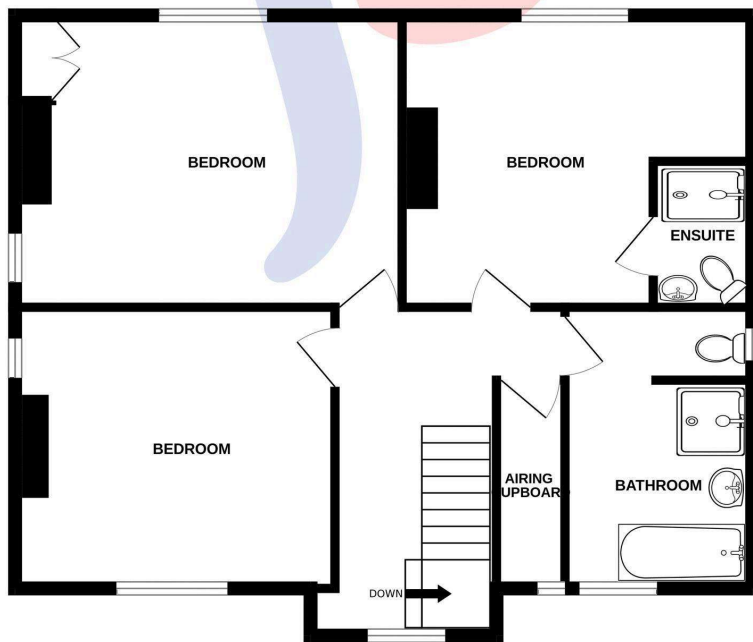
Services/Referral Fees

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GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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.

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