



Brookes Cottage
Fulbeck

MOUNT & MINSTER



Brookes Cottage

Fulbeck

Enjoying some of the most stunning views for miles around, this charming country cottage has been renovated throughout to create a character home in an enviable village.

- Renovated Cottage
 - Unspoilt Views
 - Multiple Gardens
- Open-Plan Kitchen
 - Lounge
 - Three Bedrooms
 - New Bathroom
- Unrestricted Parking
 - Cliff Village
- No Onward Chain



MOUNT & MINSTER

DESCRIPTION

Set at the end of a quiet lane in this hugely popular Cliff Village, Brookes Cottage has been meticulously renovated and tastefully modernised by the current owner to offer the discerning buyer the opportunity to acquire a splendid home in an equally beautiful location. Accommodation includes an open-plan kitchen with dining area and an open fire, a dual aspect lounge with a large window looking out over the upper garden and the far-reaching views, two double bedrooms and a third smaller bedroom opposite a light and modern bathroom.

OUTSIDE

The property is approached down a quiet lane with both a front door and a side gate opening to the side aspect. The rear gardens are very pleasant with an upper garden which is predominately laid to lawn with a paved terrace and a plethora of flower beds and shrubs. The lower garden is a larger lawn with steps connecting the two.

LOCATION

Fulbeck accommodates some of the most prominent private homes for miles around. The smaller character cottages are attractive and highly sought after. The village benefits from a beautifully maintained cricket green and playing fields. A children's play ground and recreational areas are located at the edge of a football pitch.

A popular working Arts and Crafts Centre is located within the village with a variety of visitor attractions. The Tack Room offers a fine range of drinks and refreshments. Fulbeck village is possibly known best for one of the most popular Pubs in the area. The Hare & Hounds not only has a good selection of local brews, but the food is also to a very high standard. Nearby, The Brownlow Arms in Hough-on-th-Hill provides another level of fine dining in an equally attractive village location.

Syston Park Farm, 10 mins south of Fulbeck, offers superb fresh produce both in the shop itself, and outside for visitors to pick their own. A smaller farm shop is also located in Leadenham, 2 mins north of Fulbeck, together with a polo club.

Fulbeck is ideally situated close to Grantham, providing superb travel to London Kings Cross in 1 hour. Newark is also conveniently located just 10 miles west of Fulbeck with additional main line links.

SCHOOLS

A number of highly regarded schools are located in close proximity to Fulbeck, including Lincoln Minster, The Priory and Carre's Grammar in Sleaford. The Kings' School and Kesteven & Grantham Girls' School are both situated in near-by Grantham, as well as Grantham Prep International School. Sir William Robertson Academy is located five minutes away in Welbourn.

SERVICES

The property is centrally heated (oil) with mains electricity, water and drainage all connected.

ENERGY PERFORMANCE

Rating: TBC





COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 851400

e: info@mountandminster.co.uk

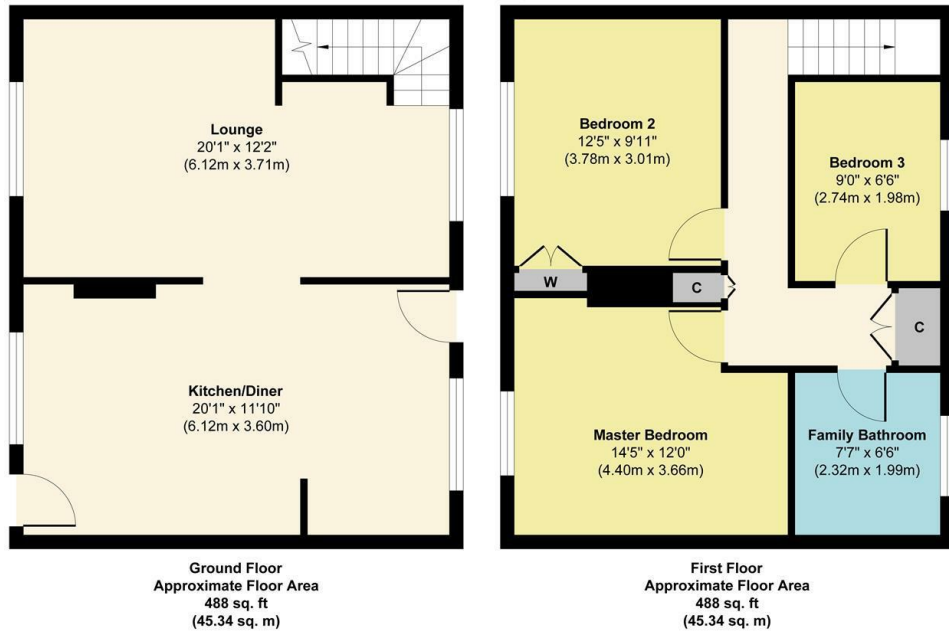
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





North End Lane, Fulbeck



Approx. Gross Internal Floor Area 976 sq. ft / 90.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

