

Church View

Fulbeck



MOUNT & MINSTER



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Sitting in a splendid position opposite St Nicholas Church, this glorious 16th century country house has been meticulously restored by the current owners, retaining character from top to bottom, while enjoying the convenience of modern-day fixtures and fittings.

DESCRIPTION

One of the most attractive and impressive residences in this equally attractive Cliff Village. Dating back to the 1550's with mullion windows and original beams, this spacious semi-detached home has retained a plethora of original features, while at the same time blending a fine balance of contemporary living as well. Accommodation briefly includes an impressive dining area with a large inglenook fireplace, two further reception rooms, a modern kitchen, a beautiful garden room with a shower room and W.C., three bedrooms upstairs and two further bathroom, including an ensuite to the master.

OUTSIDE

The property is accessed via a pedestrian gate, with the garage accessible via a formal right of way over the neighbouring driveway. The garage has recently undergone a schedule of modernisation and storage space to the first floor. The enclosed front garden has a pretty paved pathway with a flagstone terrace area, flower beds and shrubs. The rear garden is accessed either from the garden room, or alternatively there is a right of access through the neighbouring garden. It benefits from multiple seating areas with further paving and a beautiful selection of beds, trees, shrubs and perennials.

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 in nearby Welbourn.



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SERVICES

The dwelling is centrally heated throughout (oil) and is connected to mains water, drainage and electricity.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly via prior appointment with the agents: 01476 851400.

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 851400

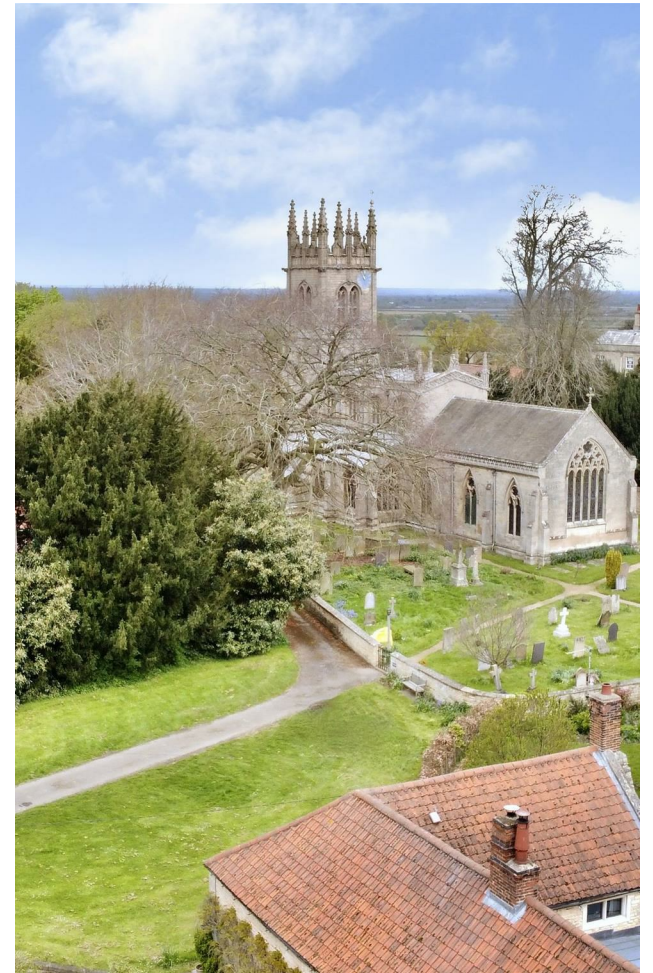
E: info@mountandminster.co.uk

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.







The Green, Fulbeck



Approx. Gross Internal Floor Area 2247 sq. ft / 208.90 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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