

White House

Foston



MOUNT & MINSTER



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Tucked away on a generous plot, enjoying glorious views over the surrounding countryside, this beautiful residence has been renovated and extended to create a character home with a contemporary yet tasteful interior, together with the flexibility of a substantial annexe or studio suitable for a wide range of uses, all located in a quiet village close to Grantham Station just 1 hour from London.

DESCRIPTION

A splendid home in an equally attractive setting with unspoilt views over open fields and beautifully landscaped gardens. Having been meticulously renovated by the current owners in recent years, this exquisite home has been extended and renovated throughout to establish a modern home finished to the very highest of standards from top to bottom.

The heart of the home is the extended open-plan kitchen with a modern and spacious kitchen area, flowing through to a light and airy orangery featuring both seating and dining spaces with a central log-burner. The entirety of the hard floors on the ground floor enjoy Italian travertine stone. Located just off the kitchen is another reception room which is currently set-up as a private home office, but would equally be suitable as a snug or children's playroom. Located off the main entrance hall is the principal sitting room with a double aspect vista over the open gardens and a raised open fire. In addition there is a generous downstairs W.C. and a useful boot room or utility space.

Upstairs onto the spacious landing there are five good-sized bedrooms, two of which are ensuite with a this jack-and-jill bathroom, complimented by a dressing area to the master bedroom suite.

OUTSIDE

The 0.75 acre gardens are accessed through double gates onto a paved driveway that sweeps up to the house in the clearing, with extensive private parking for multiple vehicles. Either side of the driveway is a wide range of mature trees and lawns, together with a large storage shed. To the western boundary is a fire-pit alongside an impressive pond with waterfall feature. An additional shed is located half way down the garden and to the western aspect of the principle dwelling is an impressive kitchen garden with raised beds, a green house and a central water fountain.

Up some steps to the raised terrace is a very large space for outdoor dining and entertaining, paved entirely all around the residence with premium Indian sandstone. This stunning area also takes advantage of the far-reaching country views and the surrounding rural aspect. The paving continues round the back of the house to the eastern end of the house with yet further seating and a white rendered wall to compliment the main residence that sweeps along the length of the house enclosing raised beds with a plethora of plants, flowers and shrubs.

Elevated above the house is the impressive Annexe which has an additional lean-to workshop and sits alongside dedicated parking for cars or larger vehicles. Accommodation internally is currently made-up of a kitchen, W.C. and large, open-plan studio with ample storage space upstairs, however this impressive outbuilding would be suitable for a wide range of uses, including a full conversion to a self-contained annexe for which it has planning consent.

There are a total of 18 solar panels fitted to the roof of the annexe which supplement the cost of running the electricity for the entire holding, with the rest of the generated energy enjoying payment via the Feed In Tariff.



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LOCATION

Foston is a small village some 6 miles north of Grantham just off the A1. It is also 7 miles south of Newark and 18 miles east of Nottingham. Nearby Long Bennington boasts many amenities including local shopping facilities, quaint cafe, a popular Primary School (rated 'Good' by Ofsted) and an excellent doctors surgery. Leisure facilities include a bowling green and tennis courts.

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.

The town itself benefits from a fast and reliable rail service into London Kings Cross (1 hour). It has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is currently under construction.

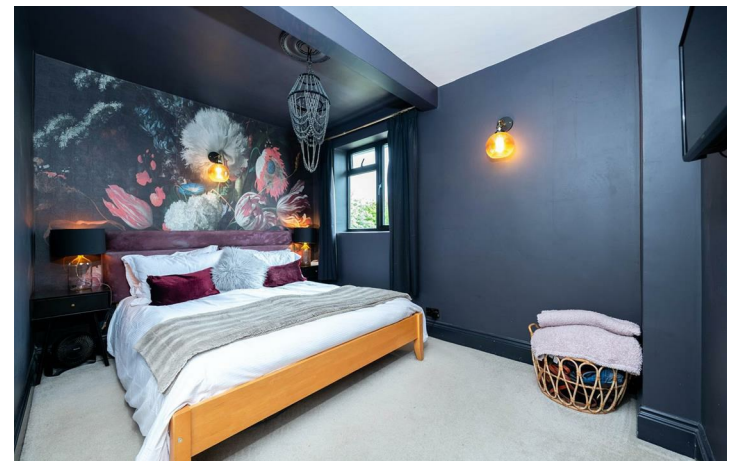
SERVICES

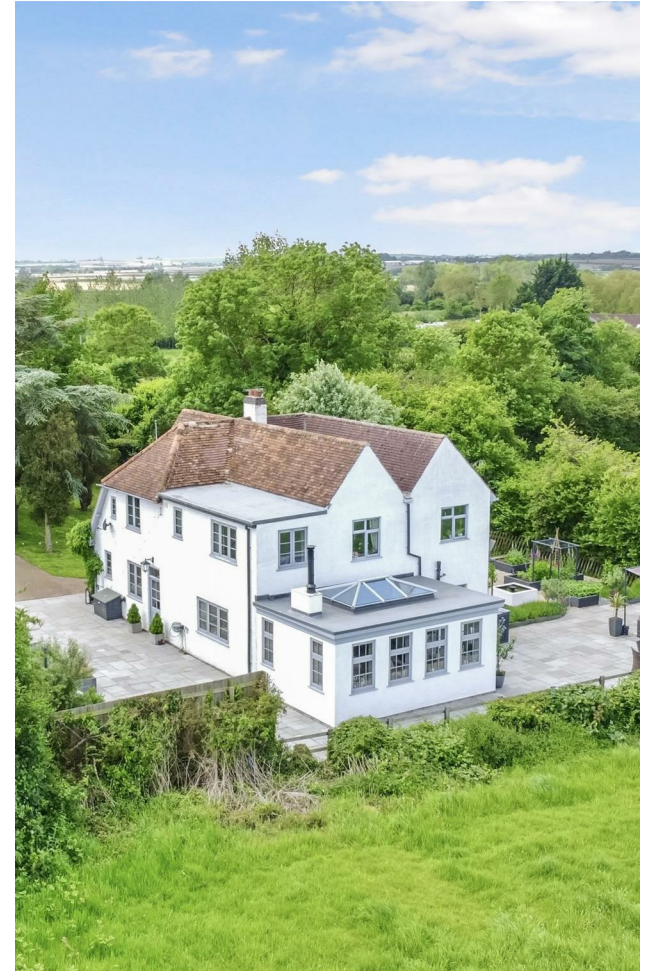
The property is centrally heated (oil) with mains electricity, water and drainage all connected.

ENERGY PERFORMANCE

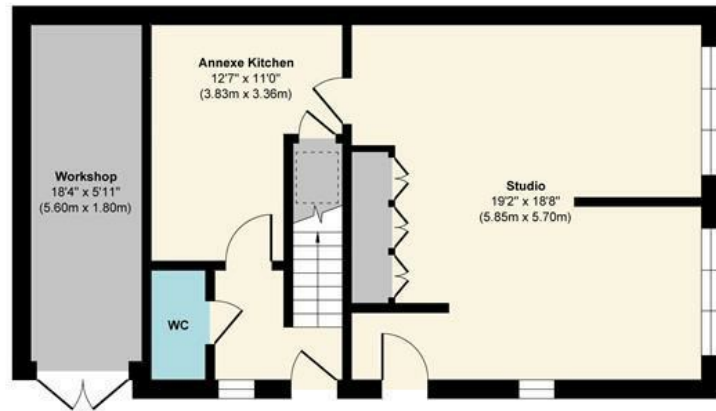
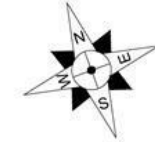
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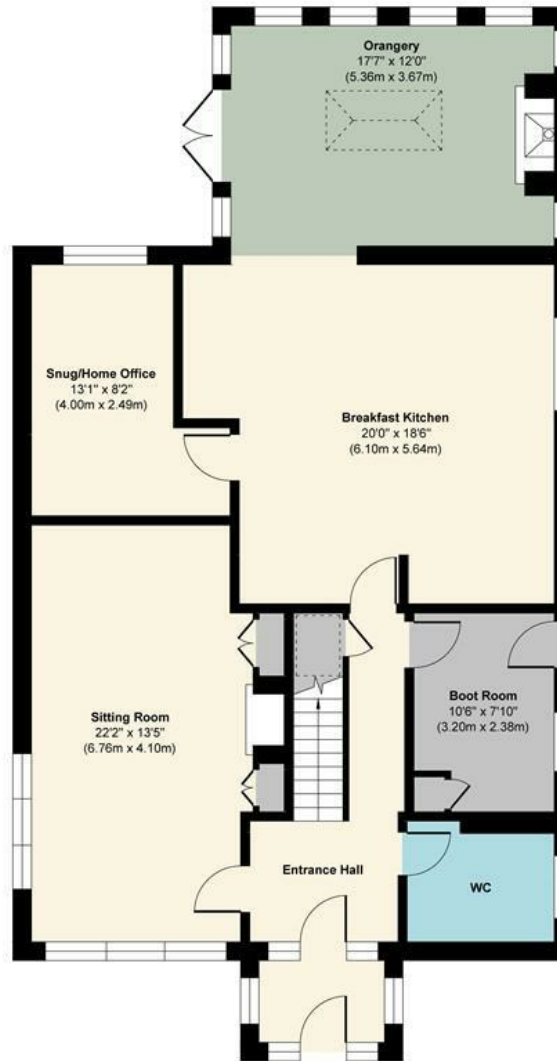




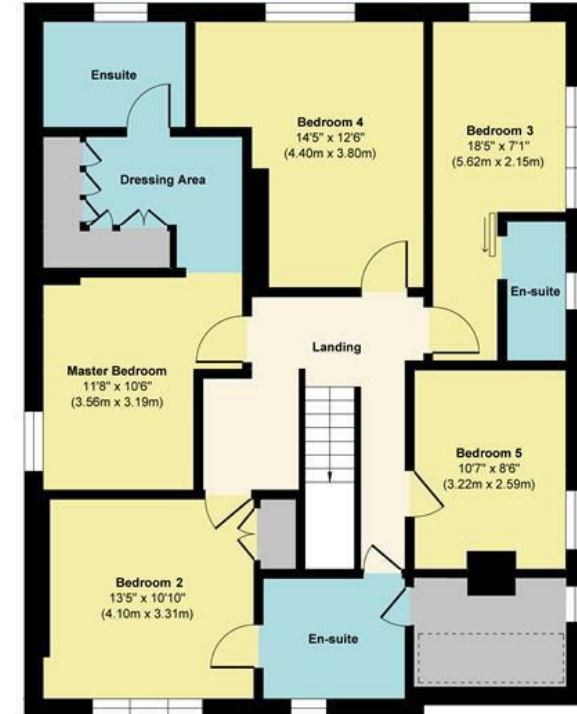
Newark Hill, Foston



Outbuilding
Approximate Floor Area
698 sq. ft
(64.90 sq. m)



Ground Floor
Approximate Floor Area
1313 sq. ft
(122.00 sq. m)



First Floor
Approximate Floor Area
1036 sq. ft
(96.30 sq. m)

Approx. Gross Internal Floor Area 3047 sq. ft / 283.20 sq. m (Including Garage)

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

Produced by Elements Property



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