

The Cottage

Osbournby



MOUNT & MINSTER



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Osournby

A prominent and handsome country house, set within its own extensive grounds of approx. 1.4 acres, enjoying spacious accommodation with an abundance of character over all three storeys, offering the discerning buyer the opportunity to own an important and charming private residence.

DESCRIPTION

Standing proudly with a striking presence and ample kerb-appeal, this beautiful country house has been meticulously maintained and improved by the current owners to offer a charming and warm home with generous accommodation from top to bottom. Living accommodation is spread over three floors and briefly includes a recently updated kitchen diner, a utility room and separate boot room, both a relaxed sitting room and additional formal drawing room, six bedrooms upstairs with three bathrooms, including two ensuite.

The property has enjoyed planning consents in recent years for both a kitchen extension to the rear, together with a swimming pool. The land outside has been grazed over the years by horses, with the now redundant outbuildings also ripe for development, subject to planning.

OUTSIDE

Accessed through double gates onto a large gravel driveway with ample private parking for multiple vehicles. The area immediately outside the principal residence provides a large space for outdoor dining and entertaining, with stunning vistas over the formal south-facing landscaped gardens. There are a range of outbuildings running along the eastern boundary which are suitable for a range of different uses, having been used for stabling in previous years.

The eminent gardens are predominantly laid to lawn with stunning hedges and a fenced-off orchard and separate rose garden. There are mature trees established throughout the impressive grounds and an envious level of privacy, enjoying open fields to the rear and beyond.

LOCATION

Osournby is a charming village located in the picturesque countryside of Lincolnshire. Known for its tranquil ambiance and friendly community, this idyllic locale offers the perfect blend of rural charm and modern conveniences. The village boasts a rich history, evidenced by its beautiful St. Peter and St. Paul's Church, which dates back to the 12th century. Surrounded by attractive farmland and scenic walking trails, Osournby provides a serene retreat from the hustle and bustle of city life, making it an ideal spot for families and retirees alike.

Residents of Osournby enjoy the benefits of The Whichcote Arms, together with the neighbouring farm shop and cafe. Easy access to additional essential amenities are just a short drive to the market town of Sleaford, which offers a wider array of shops, restaurants, and services. The village features a well-regarded primary school, a local pub, and a community hall that hosts various events and activities throughout the year. With its excellent transport links, including easy access to the A15 and A52, Osournby is well-connected to major cities like Lincoln and Grantham, offering the best of both worlds – peaceful village living with the convenience of urban accessibility.

The neighbouring market town of Sleaford lies 6 miles north, and Grantham (15 miles west) provides access to the A1 trunk road, as well as a high speed rail connection with London Kings Cross a mere 60 minutes away. Both towns are well serviced with shopping, sporting and schooling facilities, alongside cultural facilities including an arts centre, cinema and stately homes & gardens.



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SCHOOLS

The village has its own primary school. Sleaford's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy - have all been rated 'Good' by Ofsted. Carre's Grammar School is also located in nearby Sleaford, with Grantham Prep International located in Grantham. There are also a number of primary schools located in both Billingborough and Horbling.

SERVICES

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

ENERGY PERFORMANCE

Rating: Exempt

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By appointment only. Please contact the agents on 01476 851400.

ADDITIONAL INFORMATION

Please contact Mount & Minster:

01476 851400

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.







High Street, Osbournby



Approx. Gross Internal Floor Area 4928 sq. ft / 457.90 sq. m (Including Garage/Outbuilding)

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

Produced by Elements Property



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