

Ash House  
Carlton Scroop



MOUNT & MINSTER







## Ash House

Carlton Scroop

Enjoying picturesque views over the open countryside, this spacious family home sits prominently in an elevated position with generous living accommodation and located within close proximity to Grantham.

- Detached Residence
- Stunning Rural Views
- Lounge & Conservatory
  - Dining Room
  - Kitchen & Utility
  - Office/Snug
- Five Double Bedrooms
  - Three Bathrooms
  - Double Garage
- Front & Rear Gardens



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## DESCRIPTION

Set on the edge of this pretty village within easy reach of Grantham with its excellent schools and sought-after travel connections, this handsome family residence offers ample living accommodation looking out over the unspoilt rural countryside at both the front and the rear.

Accommodation briefly includes a large lounge with a log-burner, a dining room with bifold doors through to a light and airy conservatory, a kitchen with separate utility room, an additional reception room which is currently used as a large office space but would equally serve appropriately as a snug or a playroom, five double bedrooms to the first floor, complimented by three bathrooms, including two ensembles.

## OUTSIDE

The property is approached through a gated entrance onto a spacious driveway with ample parking for multiple vehicles with the addition of an EV charger. There is vehicular access to the double garage and a front garden that's mainly laid to lawn. The rear garden is split over two levels. The smaller, lower aspect is paved and provides excellent space for outdoor eating and entertaining. The larger elevated lawn is predominantly laid to grass with a dedicated vegetable garden sitting alongside it.

## LOCATION

Nestled in the heart of Lincolnshire, Carlton Scroop is a picturesque village that offers the perfect blend of rural charm and modern convenience. This idyllic location is characterised by its beautiful countryside views, historic architecture, and close-knit community atmosphere. Just a short drive from the bustling market town of Grantham, Carlton Scroop provides residents with easy access to a range of amenities, including excellent schools, shopping, dining, and leisure facilities. The village itself boasts quaint cottages, a charming parish church, and an array of scenic walking trails, making it an ideal spot for those who appreciate nature and tranquility.

For prospective homeowners, Carlton Scroop presents an opportunity to enjoy a peaceful lifestyle without sacrificing connectivity. The village benefits from excellent transport links, including proximity to the A1 and regular train services from Grantham to London Kings Cross, ensuring that city life remains within easy reach for commuters. Additionally, the local community is known for its friendly and welcoming nature, with various events and activities that foster a strong sense of belonging. Whether you're looking for a serene retreat or a family-friendly environment, Carlton Scroop is a place where you can truly feel at home.

Grantham is a traditional Lincolnshire market town with excellent travel connections, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.







The town 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 outlet is currently being constructed.

#### **SCHOOLS**

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their 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, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School.

#### **SERVICES**

The property is centrally heated (oil) with mains water and electricity. Drainage is to a private system.

#### **ENERGY PERFORMANCE**

Rating: D

#### **COUNCIL TAX**

Band: F

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

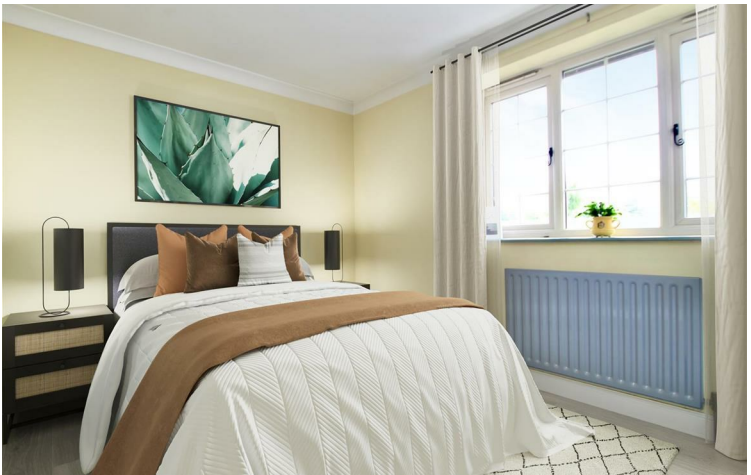
Freehold with vacant possession upon completion.

#### **VIEWING**

By prior arrangement with the Sole Agents (01476 851400).









# Main Street, Carlton Scroop



**Approx. Gross Internal Floor Area 2404 sq. ft / 223.38 sq. m**

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

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