

Holly Tree Barn

Muston



MOUNT & MINSTER



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A spacious and attractive barn conversion that has been exquisitely updated to the highest of standards by the present owners, boasting stunning rural views in an enviable Vale village.

- Barn Conversion
- Galleried Hallway
- Open-Plan Kitchen
- Lounge & Conservatory
 - Home Office
- Four Double Bedrooms
 - Two Bathrooms
 - Dressing Area
 - Garage
- Rural Views



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DESCRIPTION

Set on the edge of this hugely popular village in the Vale of Belvoir, this charming residence offers character living at its finest. Benefitting from glorious views over open fields and a standard of living second to none, this glorious home enjoys high-end living within easy proximity of excellent schools and quick travel connections, including London Kings Cross from nearby Grantham. Accommodation briefly includes a very impressive open-plan kitchen with both dining and seating areas, a separate lounge with a feature log-burner, a light and airy conservatory, a useful dedicated home office on the ground floor, four double bedrooms upstairs with a family bath/shower room, and a stunning master suite with both large ensuite and a concealed dressing area.

OUTSIDE

The property is approached onto a paved driveway with ample private parking to the front elevation. There is additional parking in a covered car port, as well as a secure garage. There is a wood store to the side of the driveway and a covered porch above the front door. The rear garden is predominately laid to lawn with a small area of faux grass and a large paved terrace providing an ideal space for outdoor dining and entertaining. There is a pedestrian door giving access into the rear garden from the garage without the need to go through the house and of course uninterrupted views over the surrounding countryside.

LOCATION

Muston is a charming village, with a church, local pub, village green and The Old Forge Tea Rooms. There is a public house/restaurant in Muston and further facilities are available in the adjacent village of Bottesford including primary and secondary schools, several public houses and restaurants, railway station with links to Nottingham and Grantham. There is a daily bus service to the Grammar Schools in Grantham. The A52, A46 and A1 are also close by providing excellent road access. There are local walks along the Grantham canal and pretty Vale of Belvoir countryside which links to nearby picturesque villages, many of which offer highly regarded public houses and restaurants.

The village is a stone's throw away from Belvoir Castle which holds events and shows throughout the year. Muston also boasts 'Muston Meadows' which is understood to be one of the finest lowland meadows in England, extending to approximately 41 hectares offering a haven for local wildlife and plants.

Local transport links make the area ideal for those requiring easy access to the A1, or indeed London with Grantham station providing regular trains to Kings Cross within the hour.

SCHOOLS

There are a range of excellent schools nearby, including Redmile Primary school (outstanding) and the highly regarded Grammar schools at Kings, and KGGs, in nearby Grantham. Further highly respected local schools include Priory Belvoir Academy and 6th From College in Melton Mowbray, with school buses collecting from the village.





SERVICES

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

ENERGY PERFORMANCE

Rating: TBC

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster

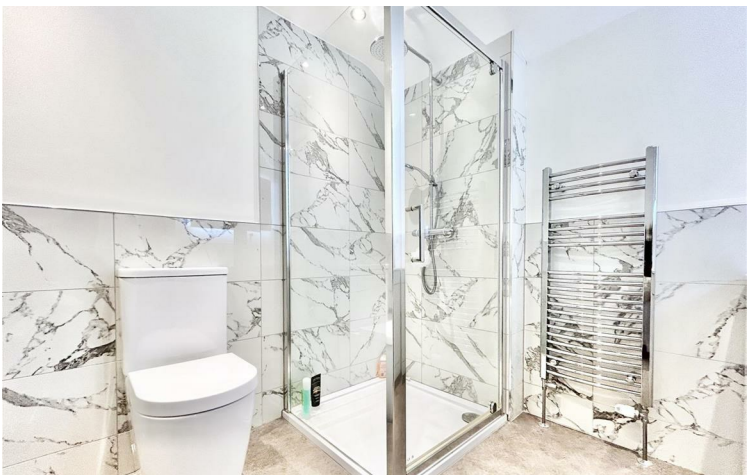
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BUYER IDENTITY CHECKS

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.





Main Street, Muston



Approx. Gross Internal Floor Area 2455 sq. ft / 228.13 sq. m

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

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