

# The Cottage

Saltersford

MOUNT & MINSTER





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An eminent and acclaimed equestrian holding best known for being the subject to a well-documented and pioneering social experiment in 1907, most recently a newly refurbished farmhouse and just under 2.5 acres of permanent pasture.

## DESCRIPTION

Set in the heart of the rural countryside, yet just two minutes to the superb amenities on offer in nearby Grantham, this superb and manageable equestrian holding offers the discerning buyer the opportunity to acquire an important property that offers comfortable living with the versatility of land and outbuildings for those in need for a more rural lifestyle.

The property has a splendid history and a life-changing past. In 1907, the Daily Mail national newspaper launched a hugely popular social experiment that was very well received and completely unique. They wished to report on how easy it would be start a new life in the countryside and move out from a UK town or conurbation and change your life for the better. To encourage this and to entice applicants to be followed and printed in the paper, they offered one lucky winner the opportunity to enjoy this very holding, free of any rent or costs for a period of three years, or even longer if it proved a success.

Today, the property has flourished to create what is currently established as a thriving equestrian holding with a farmhouse that has been modernised elegantly over the last two years to create a welcoming refurbished home that enjoys a country kitchen, a separate dining room with an open fire, a large lounge with a log-burner and glorious views over the land and the surrounding countryside, a garden room and a utility room, three double bedrooms with the master suite benefiting from a dressing room (previously bedroom 4 which can easily be re-established) and an ensuite shower room, as well as an indoor heated swimming pool with shower and W.C. facilities.

## OUTSIDE

The property has gated access onto a paved driveway with direct vehicular access to the double garage and ample private parking outside the principal dwelling. There are two additional gates, one leading to the upper area closest to the stables, the other providing access off the lane to the paddock, ideal for those wishing to keep the grazing land separate from the house and potentially rent out the equestrian element without imposing upon the residential area.

The land itself is permanent pasture with a field shelter at the bottom of the field which is around 2.46 acres and drains very well on account of it being sandy soil sitting on limestone, the perfect combination.

The stables are permanent structures with lighting and water, consisting of mainly two large stables and a third room as either a third stable or a tack room. There is access nearby to some of the best hacking in the East Midlands at the end of the road.

## LOCATION

Saltersford is conveniently located on the southern outskirts of Grantham with the rare opportunity to enjoy the best of both worlds; an idyllic rural lifestyle with the amenities and services a good-sized town has to offer. London Kings Cross is around 1hr journey by high speed train, and access to the A1 trunk road is conveniently located nearby via a newly opened access road, with the remaining work on the access road taking place to the North / North East. Once completed this will provide very convenient access to the local countryside and the nearby villages of Old Somerby, Welby, Oasby and Ropsley which are well known for their village pubs. The transport links also make the location easily accessible to Newark, Lincoln, Nottingham, Stamford, Leicester and Peterborough.



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The town is currently constructing 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. 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.

**SCHOOLS**

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. Grantham Prep International School is conveniently located just under a mile away.

**SERVICES**

The property is centrally heated (oil) throughout with mains water and electricity. Drainage is to a private system. Solar panels are installed.

**ENERGY PERFORMANCE**

Rating: C

**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).

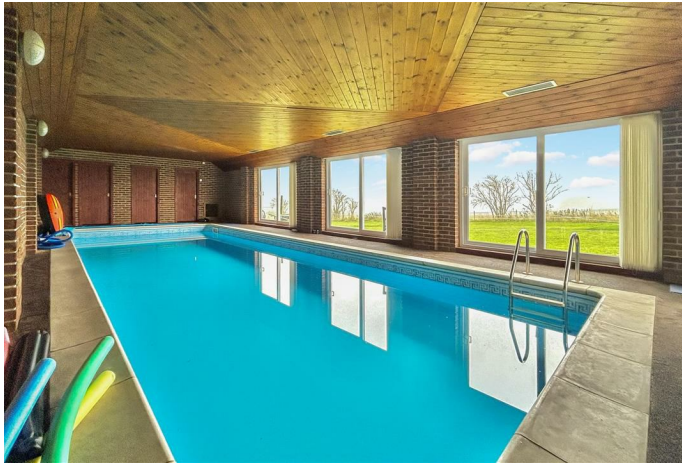
**ADDITIONAL INFORMATION**

For further details, please contact Mount & Minster, Grantham:  
T: 01476 851400  
@: info@mountandmisnter.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 Cottage, Saltersford



**Approx. Gross Internal Floor Area 362.35 sq. m (Including Garage & Stables)**

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

Produced by Elements Property



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