

West Hill Farmhouse

Walcott



MOUNT & MINSTER



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The best of both worlds; a prominent character residence with period features, while benefitting from a beautifully renovated interior that superbly delivers a stunning balance of contemporary elegance.

- Detached Farmhouse
- Recently Renovated
- Open-Plan Kitchen
- Two Reception Rooms
 - Home Office
- Four Double Bedrooms
 - Two Bathrooms
 - Ample Parking
 - Garage
 - Large Garden



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DESCRIPTION

Tucked away on a quiet lane in the heart of this pretty village, this beautiful home offers a tasteful blend of both traditional living in a modern and comfortable interior. This stunning residence has been meticulously modernised by the current owners to create easy living in a property that boasts period features from top to bottom with beautifully high ceilings. Accommodation briefly includes an entrance hall, an impressive open-plan kitchen with a central island and a log-burner complemented by a generous utility/boot room, a formal family room with an open fire, a separate living room/playroom with a useful storage cupboard, four double bedrooms and two bathrooms including one ensuite.

OUTSIDE

The property is approached onto a large gravel driveway with ample private parking for multiple vehicles. Wooden gates lead to a large garden which is predominantly laid to lawn and enjoys a garage for additional storage. Behind the property is additional storage and a private area which currently accommodates a hot-tub.

LOCATION

Walcott is located approximately 15 miles from the Cathedral City of Lincoln and approx. 6 miles from the village of Metheringham which has a train station. The village itself has the benefit of a pub as well as a playground and a small bakery. Nearby Metheringham has a Co-Op and newsagents, another pub serving food, post office and a doctors surgery.

SCHOOLS

Local primary schools include Walcott Primary School and Billingham Church of England Primary School. Close by there are secondary schools which include The Barnes Walis Academy, Carre's Grammar School, St George's Academy and Kesteven and Sleaford High School.





SERVICES

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

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 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.





Dene Lane, Walcott



Approx. Gross Internal Floor Area 2059 sq. ft / 191.30 sq. m

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

Produced by Elements Property

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