



The Studio

Ewerby

MOUNT & MINSTER



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Ewerby

A prominent country residence with an abundance of character and charm, complemented by a versatile annexe and some two acres of landscaped grounds to create a substantial rural retreat at an affordable level.

DESCRIPTION

Set in a quiet and private setting on the edge of this equally attractive country village, this stunning home offers the versatility of an additional self-contained annexe, ideal for a family member or as an additional revenue stream. Set in grounds of approximately two acres, the accommodation in the principal dwelling includes a vaulted living room of impressive proportions with a log-burner, an additional family room off an open-plan kitchen with both dining and additional living space, a master bedrooms with a large dressing room and ensuite, together with four further bedrooms and another bathroom. The annexe is completely self-contained with a living room, kitchen, four bedrooms and a bathroom.

OUTSIDE

The property is approached via one of two driveways, the main one sweeping up to the front aspect and gardens. There is ample private parking and outbuildings, including an impressive four bay garage. The gardens are predominately laid to lawn but could easily be reverted to grazing if required. A pleasant pond is located at the bottom of the garden.

LOCATION

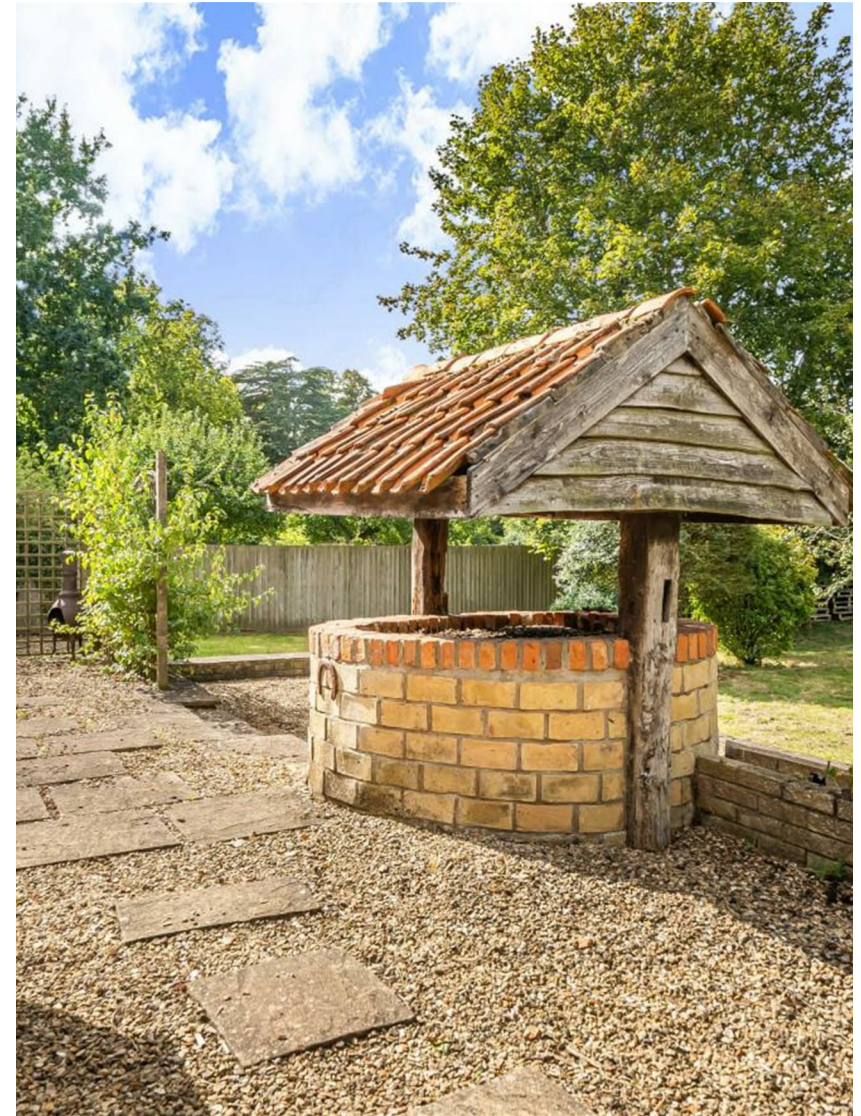
Situated in Ewerby, a village 4 miles east of Sleaford and 4 miles north-west of Heckington, The Studio offers rural living within easy access of amenities and local transport connections. The A17 runs across to Sleaford and then on to Newark, which is serviced by a high speed rail connection to London Kings Cross in around 1 hour 15 minutes, and access to the A1 trunk road. Grantham is also within commuting distance and benefits from a popular London mainline journey of just over 1 hour. Boston is also within easy reach (14 miles).

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Lea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House not far away.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag. The National Centre for Craft & Design is also based in Sleaford. The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate on a Dial A Ride service.

SCHOOLS

The local area provides a wide range of excellent and highly regarded schools. These include Kesteven & Sleaford High School Academy, St George's Academy and Carre's Grammar in Sleaford (4 miles), The Kings' School and Kesteven & Grantham Girls' School in near-by Grantham (18 miles) as well as Lincoln Minster (22 miles). Kesteven and Sleaford High is a selective academy for girls. Local primary schools include Kirkby La Thorpe and Heckington, both rated Good by Ofsted.



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SERVICES

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

ENERGY PERFORMANCE

Rating: F

COUNCIL TAX

Band: B

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 Sole Agents (01476 851400).

ADDITIONAL INFORMATION

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

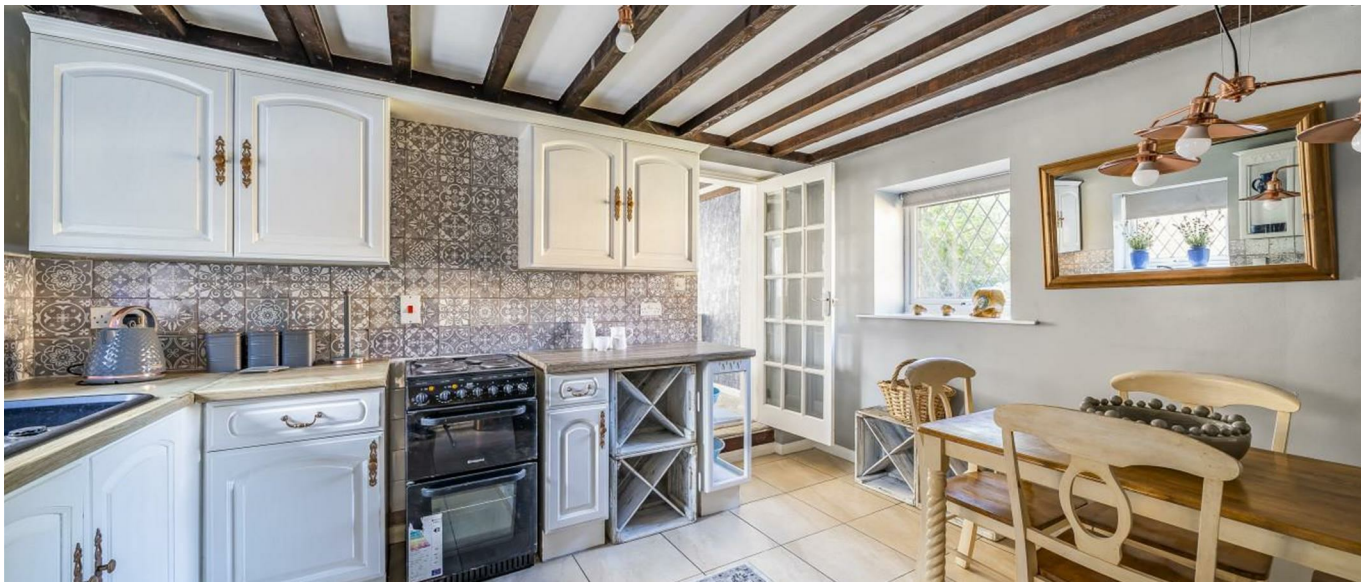
T: 01476 851400

E: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

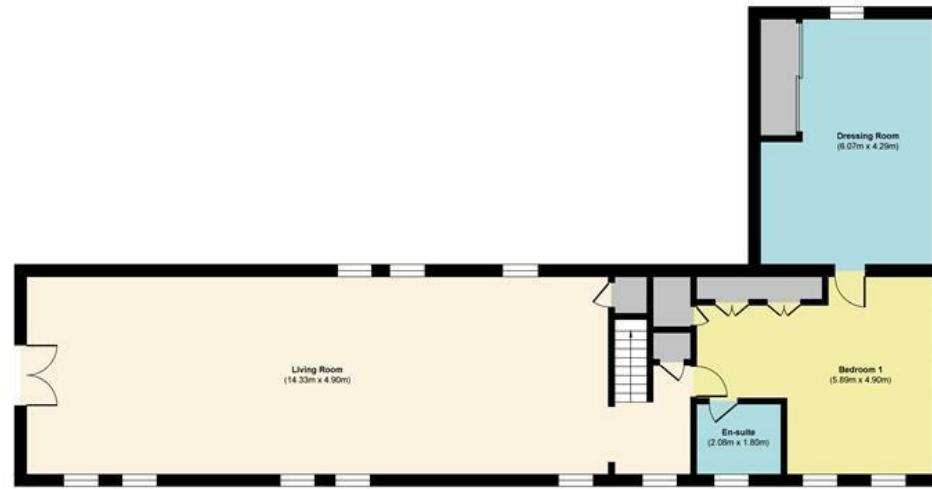
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



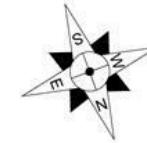




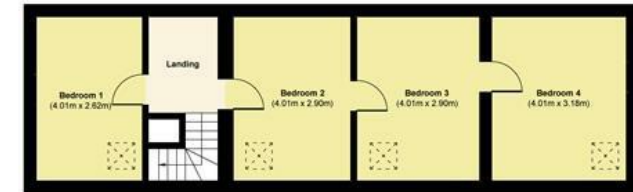
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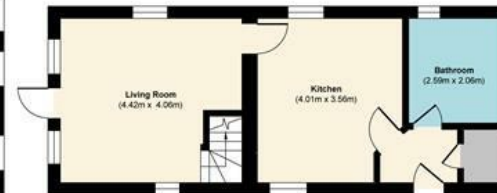
First Floor
Approximate Floor Area
(137.42 sq. m)



Ground Floor
Approximate Floor Area
(178.88 sq. m)



Annexe First Floor
Approximate Floor Area
(57.44 sq. m)



Annexe Ground Floor
Approximate Floor Area
(42.76 sq. m)

Approx. Gross Internal Floor Area 413.70 sq. m (Including Annexe)

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

Produced by Elements Property



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