

Smithy Cottage

Swaton



MOUNT & MINSTER



Smithy Cottage

Swaton

One of the most charming and beautifully presented character residences in the local area, this gorgeous home offers flexible living with bedrooms on both the ground and first floors, set in glorious and private landscaped gardens within close proximity to Grantham station and an hour to London King's Cross.

- Detached Residence
- Open-Plan Kitchen/Diner
 - Lounge
 - Garden Room
 - 'Secret' Room
- Ground Floor Suite
- Three Further Bedrooms
 - Two Bathrooms
 - Garage
- Landscaped Gardens

DESCRIPTION

An immaculate and beautifully presented country home, set in the heart of this attractive village and enjoying a spacious plot with stunning gardens. Dating back to the 1750's and established originally as the village's local blacksmiths forge, this impressive structure has been converted and extended in recent years, as well as having undergone an extensive schedule of modernisation and refurbishment in the last couple of years, to offer the discerning buyer the opportunity to acquire a home that successfully and tastefully combines original character features with modern day living at it's finest.

Accommodation includes an impressive open-plan kitchen diner that is complemented by a good-sized utility room. There is a principal reception room with two sets of curved French doors with attractive stone detailing and a log burner at one end. There is also a secret door that's incorporated into the shelving that opens into a discreet snug or storage room, ideal for children or to keep valuable items hidden away. In addition to the main lounge, this glorious home also enjoys an equally impressive garden room with further French doors out into the garden. The master bedroom is on the ground floor with both an ensuite and a dressing room, with a further three bedrooms upstairs with another bath/shower room.

OUTSIDE

The main external space is accessed through imposing double gates onto a spacious tarmac driveway with an extended driveway that's gravelled and lends itself well to a large motorhome or similar. There is a paved driveway as well leading up to the gates outside the main house, together with a pedestrian entrance off the lane. The main drive accommodates access to the garage and has an electric car charger.



MOUNT & MINSTER

The gardens are meticulously maintained to the highest of standards, with various sections and numerous seating areas to follow the sun throughout the day. There is a central lawn with raised flower beds along side it. A paved pathway runs along the length of the house, with larger paved terraces offering excellent spaces for outdoor dining and entertaining. There are trees, shrubs and perennials dotted throughout the outside space, together with two more paved areas, one of which is hidden behind a hedge and includes an ex-RAF workshop which is still used as such and has the benefit of both light and power.

LOCATION

Swaton offers a unique blend of rural charm and modern convenience, making it an ideal destination for homebuyers seeking tranquility without sacrificing accessibility. This quaint village is surrounded by scenic countryside, with lush green fields and open skies providing a peaceful backdrop to daily life. Despite its rural setting, Swaton is well-connected, with the nearby villages of Billingborough and Helpringham providing local shopping amenities, with the market town of Sleaford offering a wider range of amenities, including shops, restaurants, and excellent schools. The village itself is steeped in history, with landmarks like the 12th-century St. Michael's Church adding to its appeal.

Property in Swaton provides a variety of housing options, from charming period cottages to spacious family homes, all set within a close-knit community. Residents enjoy a high quality of life, benefiting from the village's serene environment while being within easy reach of major road networks like the A17, A15 and A52, facilitating convenient travel to larger cities such as Lincoln, Grantham and Peterborough. Swaton's idyllic setting and strong community spirit make it a highly desirable location for those looking to settle in the serenity of a rural village with local travel connections.

SCHOOLS

There are a variety of local schools in the area including Brown's Church of England Primary school, rated good by Ofsted, as well as Billingborough Primary School and Helpringham Primary School which also have a good rating. There is also a wealth of well-regarded secondary schools including, Cowley Academy, Kesteven and Sleaford High School Selective Academy, St George's Academy and Compass Community School.

SERVICES

The property has mains water, electricity and drainage. The central heating is gas fired. The property enjoys underfloor heating.

ENERGY PERFORMANCE

EPC: F

COUNCIL TAX

Band: E

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

BUYER IDENTITY CHECKS

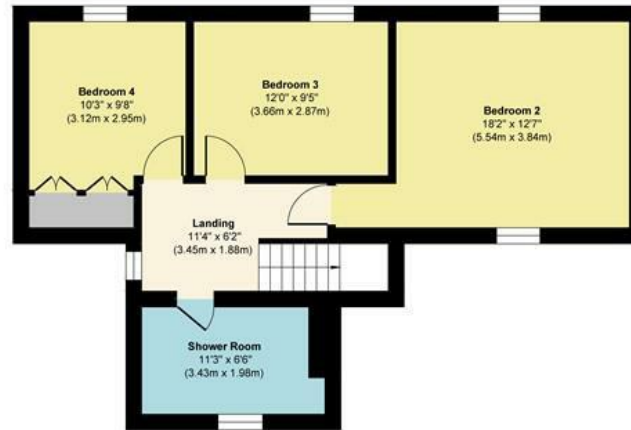
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







Smithy Cottage, Swaton



First Floor
Approximate Floor Area
600 sq. ft
(55.75 sq. m)



Ground Floor
Approximate Floor Area
1799 sq. ft
(167.15 sq. m)

Outbuilding
Approximate Floor Area
112 sq. ft
(10.40 sq. m)

Approx. Gross Internal Floor Area 2511 sq. ft / 233.30 sq. m

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

Produced by Elements Property



Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

Autumn Park Business Centre, Dysart
Road, Grantham, NG31 7EU
Tel: 01476 515 329
Email: info@mountandminster.co.uk

MOUNT & MINSTER