



HEATH FARM

Sudbrook, Lincolnshire

COUNTRY
EQUESTRIAN







Substantial Six Bedroom Period Residence

Attractively set with a long tree-lined driveway through its own paddock land of approximately 13.5 acres, this substantial six-bedroom period residence sits in an elevated position with outstanding panoramic views across rolling countryside and over its own mature grounds with specimen trees.



SEPARATE TWO-BEDROOM COTTAGE

Having a separate two-bedroom cottage plus stable yard, tennis court, water gardens with lake and swimming pool. Well fenced with the benefit of no right of ways and being set just outside of the picturesque village of Sudbrook with excellent road and rail access to London from Grantham. Heath Farm also includes a hard standing cricket net.



The main property offers accommodation including a grand reception hall, cloakroom, study, drawing room with open fire, dining room, sitting room with wood burner, large open plan dining kitchen, large walk-in pantry, separate utility room, boot room, cloakroom and rear entrance porch. The first floor offers five bedrooms and three bathrooms. The second floor offers a sixth bedroom.

With character country house proportions, whilst having the benefit of a more up to date build making the property more practical for modern day living.

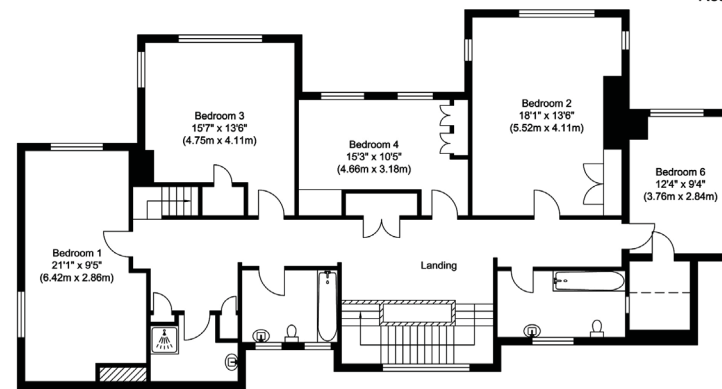
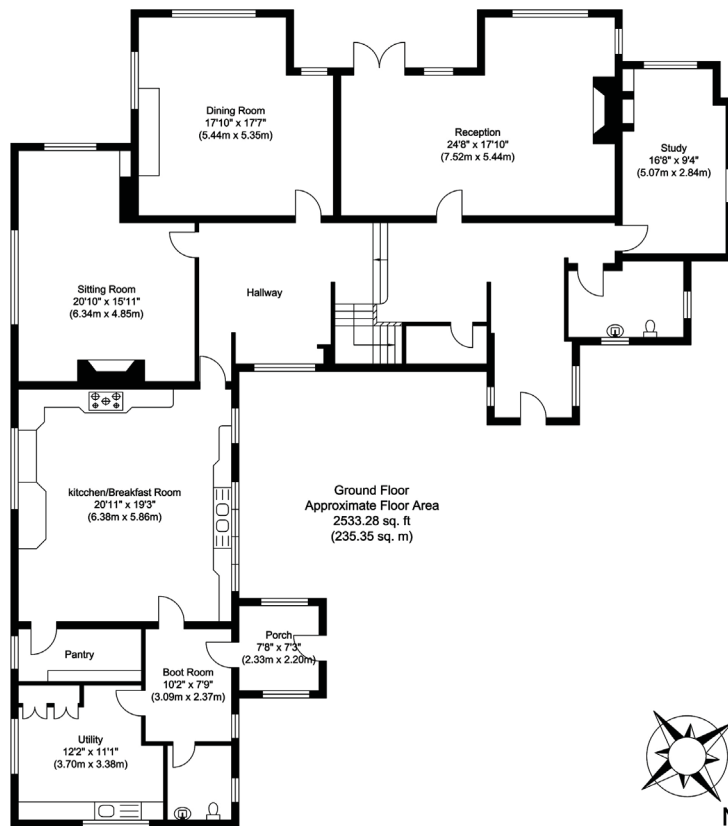


**HEATH FARM GIVES THE FEELING OF
ARRIVING AT YOUR VERY OWN COUNTRY
ESTATE EVERY TIME YOU DRIVE UP YOUR
LONG DRIVEWAY**





THE DETACHED COTTAGE OFFERS A KITCHEN, DINING ROOM AND SITTING ROOM, TWO BEDROOMS AND LARGE BATHROOM.



Restricted Head Height - - - - -

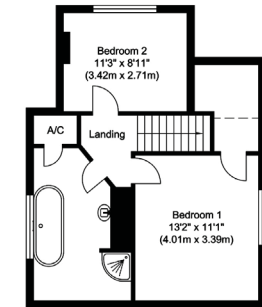
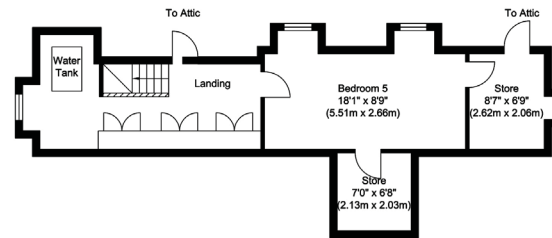
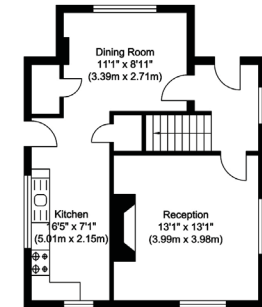


Illustration for identification purposes only, measurements are approximate, not to scale.



Moores Property Hub 01572 757979 | Uppingham 01572 821935 | Stamford 01780 484555 | Melton 01664 491610 |

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