

HILL TOP FARMHOUSE CROXTON KERRIAL







Hill Top Farmhouse is an attractive detached Georgian farmhouse, boasting over 3600sqft of accommodation to include seven bedrooms and five bathrooms. The property also offers the flexibility to have a self-contained three-bedroom annexe. In addition to the spacious accommodation, the property occupies a generous plot circa 3.8 acres with extensive impressive equestrian facilities including a newly constructed high-quality stable yard and an all-weather fenced arena.

The property is pleasantly set between the villages of Croxton Kerrial and Denton, with just a few similar neighbouring properties which were originally farmyard barns and cottages now converted into exclusive homes. The property is attractively offered to the market with NO CHAIN.

The current owners have lovingly refurbished and renovated this Grade II Listed Georgian farmhouse, retaining the wonderful character features which are now combined with high quality contemporary family accommodation. The beautifully presented home offers an entrance hall with study, basement which has been converted to a cinema/games room, large dual-aspect sitting room with feature fireplace and wood burner, attractive open-plan living kitchen with central island and Range cooker and a separate large utility / boot room with doorway giving integral access to the self-contained annexe. The annexe offers flexibility to either be incorporated into the main house, or to be used as a separate space. Currently, the layout offers a ground floor bedroom, sitting room and stairs to the first floor above with two further bedrooms, open plan kitchen diner and bathroom. The first floor of the main house offers two large double bedrooms both with ensuite bathrooms and a third bedroom serviced by main family bathroom. The second floor gives a stunning master suite open to the eaves with large ensuite bathroom boasting stand-alone tub and his & hers sinks.

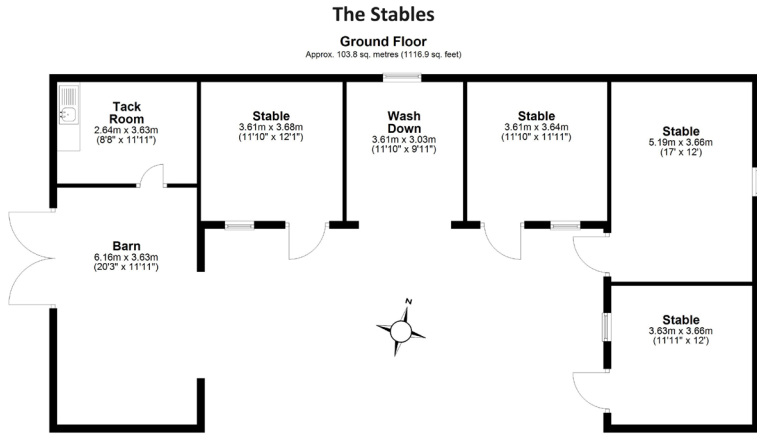
Externally, the property is approached by it's own long driveway, leading to a large area of parking for multiple vehicles and horse boxes. The property lends itself to the equestrian enthusiast, with a recently completed high quality stable yard with hot wash room, tack room, feed barn and four stables, adjoining an all-weather 40x20m fenced arena with lighting and paddocks beyond of approximately 2 acres. The full complex benefits from having full electric, lighting and mains water supply. There is direct access from the property onto the Viking Way for hacking. The paddocks contribute to the total grounds of approximately 3.8 acres, with formal gardens offering a hard-surface tennis court (which could benefit from further surfacing improvement), summer house complete with lighting and heating which overlooks the ha-ha to the South-facing land beyond, with mature specimen trees and fencing surrounding.

Croxton Kerrial is a well-regarded village on the edge of the Vale of Belvoir, within easy reach of the historic Belvoir Castle. The village itself offers fantastic amenities to include a popular pub/restaurant, doctors surgery, primary school, village shop and a regular bus service. The village is particularly well-placed for easy access to the market towns of Melton Mowbray and Grantham, with mainline trains to London Kings Cross and within close proximity to the A1 for commuters. The local area offers excellent schooling, including Witham Hall preparatory school, Oakham School, Stamford Endowed Girls & Boys Schools and The Kings Grammar School.





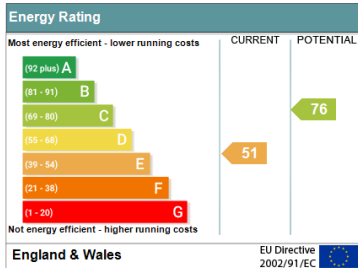
The Stables



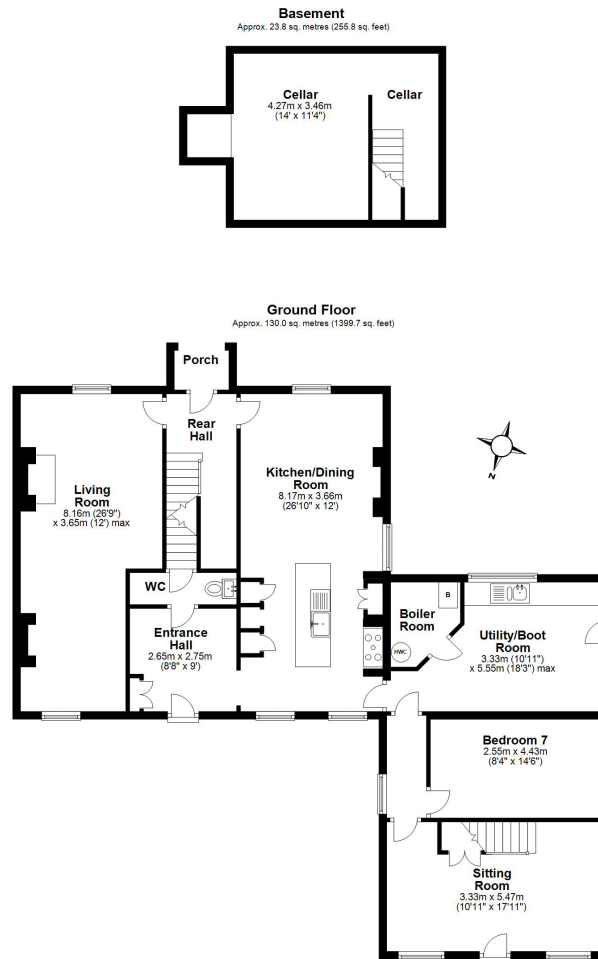
Total area: approx. 103.8 sq. metres (1116.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Address: Hill Top Farmhouse, Croxton Kerrial, GRANTHAM, NG32 1QJ
RRN: 0330-2301-0370-2524-6675

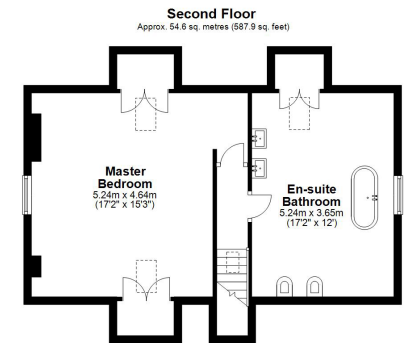
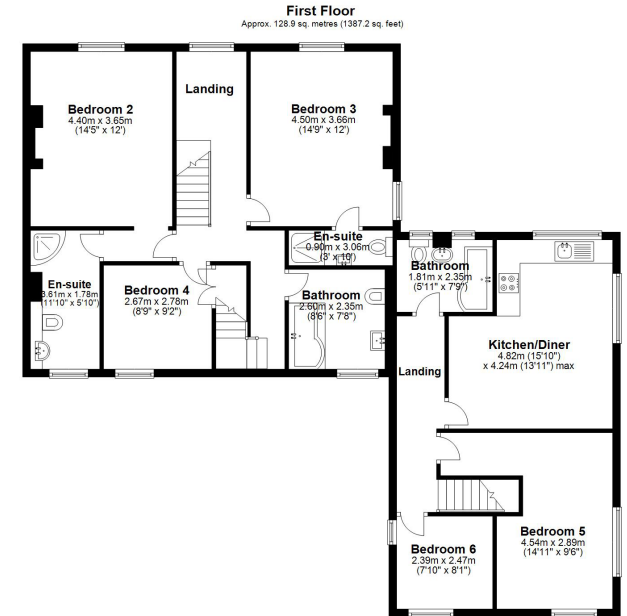


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Total area: approx. 337.3 sq. metres (3630.6 sq. feet)

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