



Connells

Old Farmhouse Grantham Road
Old Somerby Grantham

Old Farmhouse Grantham Road Old Somerby Grantham NG33 4AB

for sale
£800,000



Property Description

Grade 2 listed farm house dating back to 1644. Located in the sought-after area of Old Somerby, this stunning FIVE bedroom home offers a fantastic balance of character and space, perfect for family living. Arranged across three floors and benefiting from versatile outbuildings, this property is one not to be missed.

Upon entering, you are welcomed into a bright entrance hall / study leading to the living room boasting a inglenook fire place with ample space for family seating and entertaining. The open-plan kitchen / dining room creates a sociable heart to the home, fitted with contemporary units. A separate dining room featuring a inglenook fire place provides additional flexibility for entertaining or formal dining. The ground floor also benefits from a W.C.

The first floor comprises of two generous bedrooms and a well-appointed family bathroom featuring a stand alone bath and shower cubicle.

The second floor offers three further bedrooms, two of the bedrooms with built-in storage. A shower room completes the accommodation on this floor.

Externally, the property enjoys a private aspect with access to a detached outbuilding featuring a carport and two additional store rooms-perfect for workshop use, hobby space, or extra storage.

Viewings is highly recommended to fully appreciate this stunning home! Call Connells today for more details and to arrange your viewing.

Ground Floor

Entrance Hall / Study

With windows to the front and side, doors leading to the w.c, living room, kitchen / dining area, radiator, original flooring.

Downstairs W.C

4' 10" x 2' 6" (1.47m x 0.76m)

Wash hand basin, w.c.

Lounge

28' 7" x 16' 3" (8.71m x 4.95m)

With windows to the rear, double doors leading to the rear garden, door leading to the dining room and stairs leading to the first floor. original stone, original beams, stunning feature log burner fire place.

Dining Room

17' 4" x 12' 9" (5.28m x 3.89m)

With windows to the side and rear, original beams, large fire, doors leading to the lounge and kitchen / dining room.

Kitchen / Dining Room

17' 1" x 7' 7" (5.21m x 2.31m)

With windows to the front, stable door leading to the front of the property. doors leading to the dining room and the entrance hall / study, radiator, tiled floor, integrated appliances, range of eye and base units.

First Floor

Landing

With doors leading to two good size bedrooms and the family bathroom. stairs leading to the second floor.

Bedroom

17' 8" x 10' 10" (5.38m x 3.30m)

Double bedroom, carpet, beams, window to the rear.

Bedroom

14' 4" x 9' 2" (4.37m x 2.79m)

With a window to the rear.

Bathroom

11' 10" x 8' 11" (3.61m x 2.72m)

With windows to the rear, corner shower, stand alone bath, beams, w.c, wash hand basin.

Second Floor

Landing

With doors to three bedrooms and the shower room.

Bedroom

14' 8" x 13' 5" (4.47m x 4.09m)

Double bedroom, beams, wood flooring, window to the side, radiator, built in storage cupboards.

Bedroom

15' 11" x 10' 9" (4.85m x 3.28m)

With a window to the side, beams, carpet, built in storage cupboards.

Bedroom

9' 4" x 7' 11" (2.84m x 2.41m)

With a window to the rear,

Shower Room

6' 10" x 5' 7" (2.08m x 1.70m)

With a window to the rear, corner shower, wash hand basin. built in storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: G

Tenure: Freehold

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