



The Coach House
Colsterworth | Lincolnshire | NG33



KEY FEATURES

- A Spacious Refurbished Period Stone Former Coach House
 - Benefiting From an Attached Two Bedroom Annex Accommodation
 - Entrance Hall, Reception Room, Dining Room, Kitchen and Study
 - Master Suite with Dressing Room and a Luxurious En Suite Bathroom
 - Three Further Double Bedrooms, Dressing Room and Family Bathroom
 - Large Garden with Patio Terrace, Fruit Trees and Vegetables Beds
 - Gated Gravel Forecourt / Off Road Parking Area and an Attached Garage
 - Total Accommodation of Main House with Annex and Garage is Approx. 3798 Sq.Ft.
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An immaculately presented, converted coach house dating to 1725, sits in a very tranquil spot in an elevated position within the South Lincolnshire village of Colsterworth just a couple of minutes' drive from the A1. The property provides the perfect, contemporary accommodation for multi-generational living with a two bedroom annex on one side and a spacious home with five bedrooms on the other whilst a good-sized, landscaped garden faces east and south.

A wealth of state and independent schools are in the area and trains from Grantham, about 7 miles north, take around an hour to central London making this this an excellent location for commuters with a family desiring a country lifestyle.





Despite the age of the building, the interior has a contemporary flavour with light flooding into the airy spaces reflecting onto glossy flooring, snazzy mirrored radiators, sleek bathrooms and modern oak doors yet many walls are partly plastered revealing expanses of warm, textural, stone with a glimpse of ancient timber beams a reminder of the building's past.

“We have lived here for twelve years and invested a considerable amount in the property,” divulges the owner. “For instance, all the double-glazed uPvc windows have been replaced, so too the main kitchen which now incorporates the dining room, the flooring, and the annex kitchen is brand new, never been used. The master en suite is new, and we created the walk-

in dressing room with its curved wall. The garden landscaping was a major job too.”

There is a wonderful connection to the garden with both the kitchen dining room and the living room opening onto the terrace. The living room is huge with a stove fuelled by gas in the stone inglenook fireplace, the open plan kitchen dining room even larger with two pairs of large patio doors leading onto the terrace. The contemporary kitchen units and island with timber worktops are fitted with integrated appliances such as an AEG eye-level double oven and Baumatic microwave, a gas hob, a dishwasher and a wine cooler, with space for an American-style fridge freezer. Further storage is in a well-appointed utility room where there is a

larger cupboard, more units and sink, and a downstairs WC. Beyond this is a south facing study or office and a boot room. The study is ideally located if working from home as away from the hubbub of family life but with a view over the garden.

In the main house, all five bedrooms are up the main staircase where sloping ceilings add to the character, all overlooking the garden. The fifth bedroom is accessed via another so - for a teenager perhaps - combined would make an excellent bedroom suite. The master bedroom suite is extremely spacious and enjoys three windows, the en suite with sleek slipper bath and walk-in shower, as well as a walk-in dressing room. The other four bathrooms share a family bathroom.



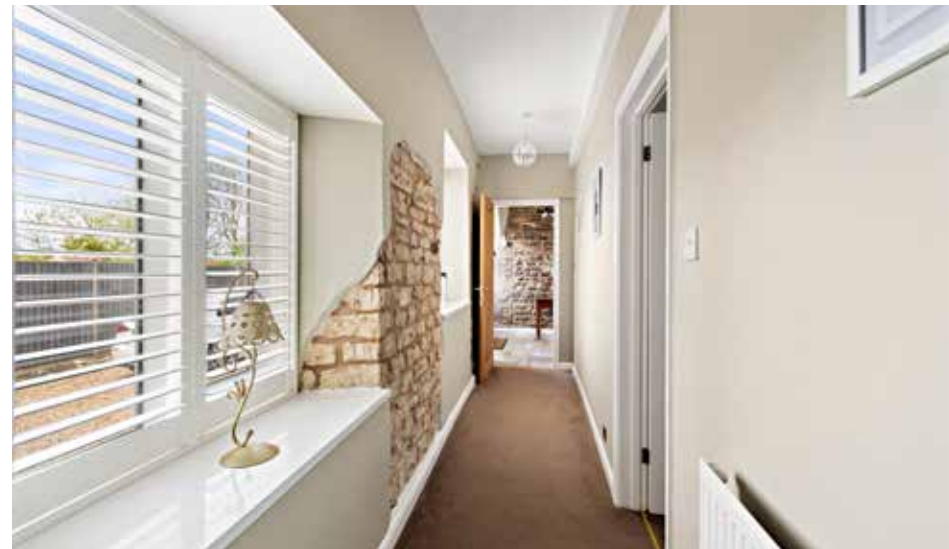




ANNEXE

The arched front entrance, up curved steps from the gravel drive, is positioned in the original main entrance to the coach house. The annex is through a door on the right as you enter the hall, which contains a cosy living room with a log-burner, a brand

new fitted kitchen with space for dining and a door onto the garden, a downstairs bathroom, with stairs to two bedrooms and WC; access is also into a single garage with its automatic vehicle door.









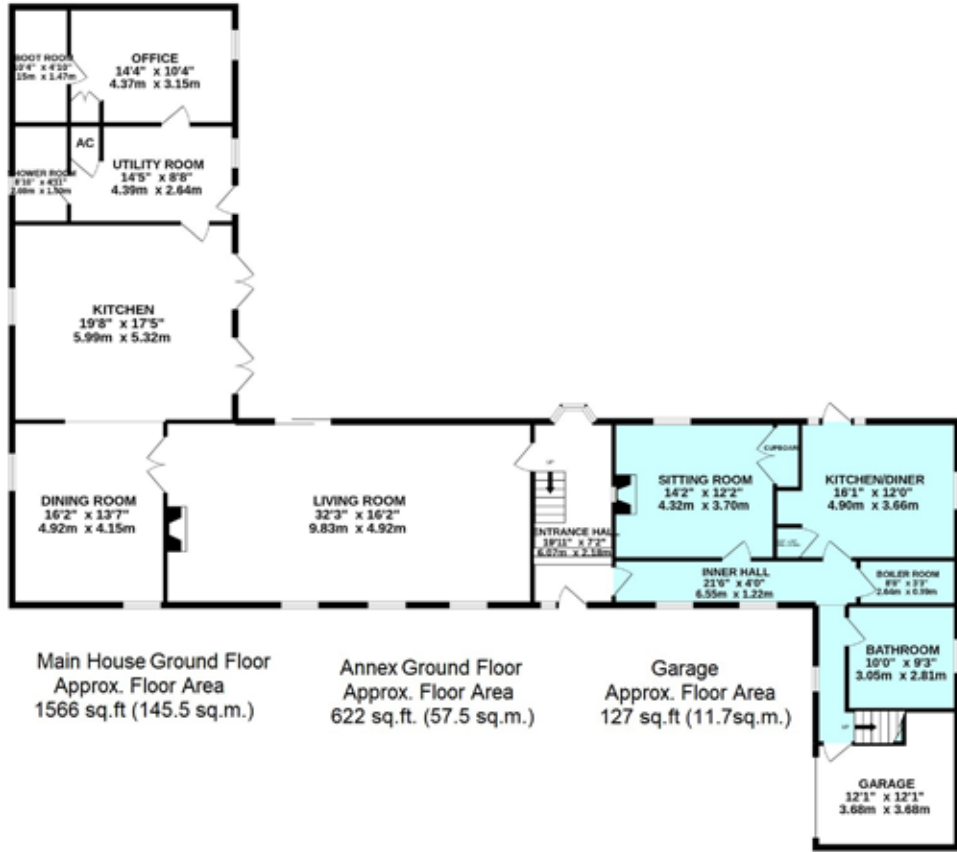


The delightful, fully enclosed, mature garden of The Coach House is a superb asset. A good size, very private and peaceful with a variety of elements as it slopes up the hill, it has been landscaped in a contemporary style directly off the house where a large terrace is perfect for al fresco dining and entertaining. At the back of the garden, a spot receiving evening sun has an elevated patio with retaining stone wall; in another area, steps lead up to an orchard with three varieties of apple trees, two plums, two pears and a cherry. There is also a timber summerhouse in a little area behind a picket fence. To the front, the gravel drive behind a five-bar gate will take up to about six cars whilst down the side there is an area for more off-street parking.

“It’s an amazing place for a family,” enthuses the owner. “The sheer size of the rooms is breath-taking but the whole property has so much space. We have done a lot to it and are pleased to say we have been able to migrate the EPC rating from an ‘F’ to a ‘D’ – very unusual for a building 300 years old. It is perfect for a family of many generations with the self-contained annex, and also wonderful to walk about 200 yards and be in gorgeous open countryside. It’s so convenient with the A1 just over the brow of the hill and towns such as Stamford, Oakham and Grantham with its direct trains to London so close by.”

The attractive village of Colsterworth sits on a limestone escarpment with landscape views across the valley, the River Witham at its foot, and historically, being beside the Great North Road was a welcome resting point for travellers with a number of old stone coaching inns now converted into dwellings. However, the village is still well served by The White Lion pub, within walking distance of the property, providing food and fine ales and wines, rated 5-star on Trip Advisor. There is also a Co-op, a post office, a primary school (an easy walk along the lane), a medical surgery, a smaller convenience store and a hairdresser, with mobile greengrocer, butcher, fishmonger and library services. Other facilities include a sports and social club, a village hall, a youth centre with a nursery, and three playgrounds; the village is on the bus route between Grantham and South Witham.

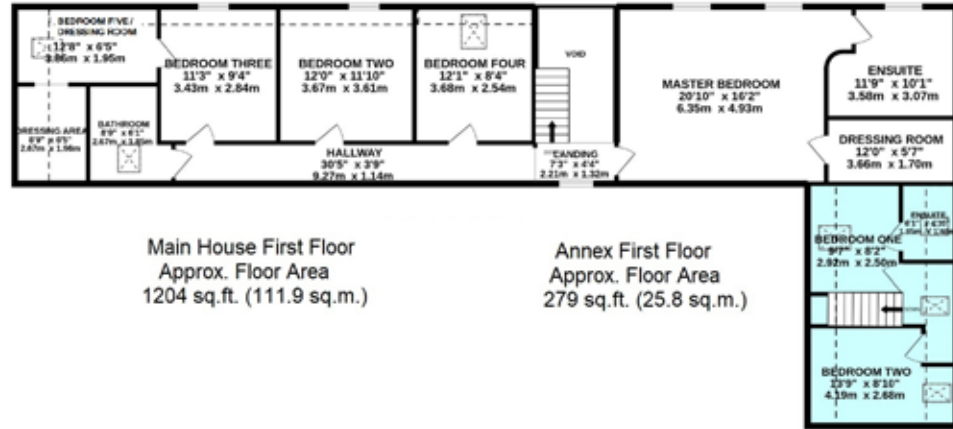
Nearby Woolsthorpe Manor is the birthplace of Sir Isaac Newton. The parish church of St John the Baptist in the centre of Colsterworth dates back to Saxon times, and Isaac Newton’s parents are buried in the churchyard. The Methodist church is in Back Lane and dates from the 1830s. There are many places to visit in the area such as Woolsthorpe Manor, Belvoir Castle, Belton House, Burghley House in beautiful Stamford and the lovely walled gardens at Easton; for those feeling active, there’s Newton’s Trail.



Main House Ground Floor
Approx. Floor Area
1566 sq.ft (145.5 sq.m.)

Annex Ground Floor
Approx. Floor Area
622 sq.ft. (57.5 sq.m.)

Garage
Approx. Floor Area
127 sq.ft. (11.7sq.m.)



Main House First Floor
Approx. Floor Area
1204 sq.ft. (111.9 sq.m.)

Annex First Floor
Approx. Floor Area
279 sq.ft. (25.8 sq.m.)

Total Approx. Floor Area 3798 sq.ft (352.4 sq.m.)
Total Approx. Floor Area of Main House 2770 sq.ft. (257.4 sq.m.)
Total Approx. Floor Area of Annex 901 sq.ft. (83.3 sq.m.)

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LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Electricity, Water and Drainage, Gas Central Heating

Council Tax Band: G

TENURE: Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes:

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LOCATION



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