



Lime Farm Sutton Cum Granby,  
Nottinghamshire, NG13 9QA

**Offers Over £1,800,000**

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A rare opportunity to acquire a stunning double fronted period farmhouse with later additions, offering in the region of 4000 sq ft of accommodation with an additional period brick barn with planning permission for conversion into an additional residential property of 3000 sq ft, all occupying a beautiful plot with walled front gardens, stabling and paddocks to the rear which in total lies in the region of 30 acres.

In its current layout this is a wonderful opportunity particularly for large or extended families to purchase a wonderful village home in a delightful setting with far reaching views across the property's own land to the rear and elevated views to the front with Belvoir Castle on the horizon.

The initial walled frontage creates an attractive approach onto a substantial forecourt providing a considerable level of off road parking and leading to the attached outbuildings and barns, which currently provide either stabling, workshop or garage space. With the approved planning these could offer scope to create a superb character conversion which could be developed as a separate dwelling or alternatively would make an excellent annexe style facility for dependent relatives.

The farmhouse is an attractive traditional brick and pantiled three storey home which has been extended to the rear elevation offering up to 7 double bedrooms, 3 bath/shower rooms and the ground floor providing 4 receptions, large dining kitchen, spacious utility with cloakroom off and secondary staircase rising to the seventh bedroom/first floor office. There is an additional cloakroom off the main entrance hall.

The property offers a great deal of character very typical of its era and has been well maintained over the years providing an excellent family home with further potential.

The formal gardens to the front offer a pleasant outlook with established walled frontage and well stocked borders, encompassing the farmhouse and leading to a range of grass paddocks with associated outbuildings.

Overall this is a unique opportunity to purchase a beautiful well proportioned home and viewing is the only way to appreciate the location, accommodation and grounds on offer.

The hamlet of Sutton cum Granby lies in the Vale of Belvoir with amenities available in the nearby village of Bottesford and market town of Bingham including local shops, primary and secondary schools, doctors and dentists surgeries, pubs and restaurants. The village is convenient for the A52 and A46, the A1 and M1 and the nearby market town of Grantham from where there is a high speed train to King's Cross in just over an hour.

A TIMBER DOOR LEADS THROUGH INTO:

### ENTRANCE HALL

26'6 x 4'0 min (8'7 max) (8.08m x 1.22m min (2.62m max))

Having window overlooking the rear garden, period spindle balustrade staircase, deep skirting and architrave, open archway through into an inner hall which leads to a:

### CLOAKROOM

7'10 x 4'5 (2.39m x 1.35m)

Having close coupled wc, wall mounted wash basin.

A further door leads down into a:

### BARREL VAULTED CELLAR

31'0 x 8'10 (9.45m x 2.69m)

Having brick floor and cold slabs providing useful storage.

### SITTING ROOM

25'10 x 14'0 (7.87m x 4.27m)



A well proportioned reception benefitting from a dual aspect with window to the front and walk-in bay window to the rear affording wonderful views, the focal point of the room is a period style fireplace with timber mantle, marble back, flagged hearth and inset open grate, arched alcoves to the side with integral dresser units, exposed beam to the ceiling and deep skirting.

### STUDY

10'5 max x 12'11 (3.18m max x 3.94m)

A versatile reception ideal as a home office, exposed beam to the ceiling, integrated shelving, chimney breast, double glazed window overlooking the front garden and door and steps leading down into:



## DINING ROOM

18'0 x 13'6 (5.49m x 4.11m)



A well proportioned reception having exposed beams to the ceiling, alcove with exposed beam above and built in cupboards, window overlooking the front garden and door linking back into the dining area of the kitchen.

## FAMILY ROOM / SNUG

14'7 x 12'1 (4.45m x 3.68m)



Having walk-in bay window to the rear, the focal point of the room is the chimney breast with brick fireplace, reclaimed pine surround and mantle, flagstone hearth and inset open grate, built in dresser unit to the side with shelved arched alcove above, exposed beam to the ceiling,

deep skirting, door linking back into the entrance hall and further door into:

## DINING KITCHEN

21'4 x 18'7 (6.50m x 5.66m)



A well proportioned light and airy room linking through into both the snug and dining room, benefitting from windows to three elevations including French doors leading out onto the rear terrace affording superb panoramic open views across adjacent paddocks and countryside beyond.



The focal point of the room is an exposed brick chimney breast with oak lintel and Aga range downlit from above,

generous range of bespoke farmhouse style units, granite preparation surfaces and upstands, complementing central island unit, undermounted twin bowl sink, integral electric hob with double oven beneath, integrated recycle bin, dishwasher, exposed beam to the ceiling, quarry tiled floor.

## LAUNDRY ROOM

18'6 x 10'4 (5.64m x 3.15m)

A well proportioned laundry/boot room providing a second entrance hall, having dual aspect with windows to the front and rear, exposed beam to the ceiling, arched ledge and brace door leading to the exterior. The utility area is fitted with pine base units with work surface over, under mounted Belfast style sink, plumbing for washing machine, quarry tiled floor, ample room for free standing appliances and door to a second:

## CLOAKROOM 2

7'3 x 3'2 (2.21m x 0.97m)

Having close coupled wc, wall mounted wash basin, built in shelved cupboard, window to the rear.

From the laundry room a turning staircase leads to an additional annexe room above which can also be accessed from the first floor.

FROM THE ENTRANCE HALL A PERIOD TURNING STAIRCASE RISES TO THE FIRST FLOOR:

## GALLERIED LANDING



Having window to the rear affording wonderful far reaching panoramic views, exposed beams to the ceiling, deep skirting and architrave and doors to:

## BEDROOM 2

14'11 x 12'9 (4.55m x 3.89m)



A well proportioned double bedroom affording attractive aspect to the front across neighbouring properties into the Vale beyond with Belvoir Castle on the horizon. Having high ceiling with exposed beam, deep skirting.

## BEDROOM 3

13'2 x 11'11 (4.01m x 3.63m)

A further well proportioned double bedroom affording wonderful elevated far reaching views to the front, two built in storage cupboards, exposed beam to the ceiling, deep skirting.

## BEDROOM 4

14'7 x 12'10 (4.45m x 3.91m)

A well proportioned double bedroom affording superb far reaching panoramic views to the rear, high ceiling with exposed beams, chimney breast with alcoves to the side, deep skirting.

## SHOWER ROOM

7'1 x 5'8 (2.16m x 1.73m)

Having quadrant shower enclosure with curved sliding doors and wall mounted shower mixer, mid flush wc, pedestal wash basin, window to the front affording wonderful far reaching views.

From the main landing an open doorway leads through to an:

## INNER LANDING

16'3 x 3'6 (4.95m x 1.07m)

Initially giving access to:

## BATHROOM

10'11 x 8'11 (3.33m x 2.72m)

Having shower enclosure with shower mixer, separate bath, close coupled wc, pedestal wash basin, towel radiator, built in airing cupboard also housing the pressurised hot water cylinder.

## BEDROOM 1

15'9 x 13'2 (4.80m x 4.01m)



Having pleasant dual aspect with wonderful far reaching elevated views, part pitched ceiling with exposed timber purlins, built in wardrobes and door to:

## ENSUITE BATHROOM

10'4 x 7'7 (3.15m x 2.31m)

Having panelled bath, mid flush wc, pedestal wash basin, exposed timber purlin to the part pitched ceiling, window to the rear affording excellent open aspect.

## DRESSING ROOM

7'7 x 5'6 excl w'robes (2.31m x 1.68m excl w'robes)

A walk-through dressing room benefitting from built in wardrobe with storage shelves above, part pitched ceiling, window to the front and door to:



### BEDROOM 5

18'3 x 10'3 (5.56m x 3.12m)



A useful space which benefits from a secondary staircase descending into the laundry room/secondary entrance hall allowing this to potentially be utilised as a separate annexe style facility, alternatively would make an excellent first floor office. Having a range of built in storage, access to loft space, part pitched ceiling, windows to the front and rear, built in storage cupboard.

Returning to the inner hallway a further door leads to:

### BEDROOM 6

17'8 x 16'0 (5.38m x 4.88m)

A further well proportioned double bedroom having aspect to the side and offering a wealth of character with exposed timbers, part pitched ceiling, deep skirting, access to loft space.

RETURNING TO THE MAIN LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO THE SECOND FLOOR:

### GALLERIED LANDING

This area would be large enough to accommodate a small study or seating area with doors leading to:

### BEDROOM 6

16'2 x 13'7 (4.93m x 4.14m)



4 cushions on bed

A well proportioned double bedroom having part pitched ceiling, access to loft space and window to the side.

### BEDROOM 7

15'9 x 10'7 (4.80m x 3.23m)

Again a double bedroom having aspect to the side, part pitched ceiling.

### EXTERIOR



The property occupies a truly stunning position occupying a beautiful plot with walled frontage and field gate leading onto a considerable stone chipping driveway providing ample parking.







## BRICK BARN



The initial courtyard area is bordered by a pretty period brick barn which benefits from planning approved for conversion into a substantial 3000 sq ft residential property, alternatively in its current guise provides excellent stabling and garage/workshop space. A pair of brick piers lead through into:



## FRONT GARDEN



A partly walled formal front garden with central turning circle providing further parking, established borders well stocked with trees and shrubs, generous lawn to the front and side. This in turn wraps round to formal gardens at the rear.





**REAR GARDEN**



Having paved terrace linking back into the dining area of the kitchen.



**PADDOCKS**



Directly to the rear of the property are post and rail and hedged grass paddocks all with water, woodland area at the foot with pond, in total approaching 30 acres. The land does have a Holding Number.







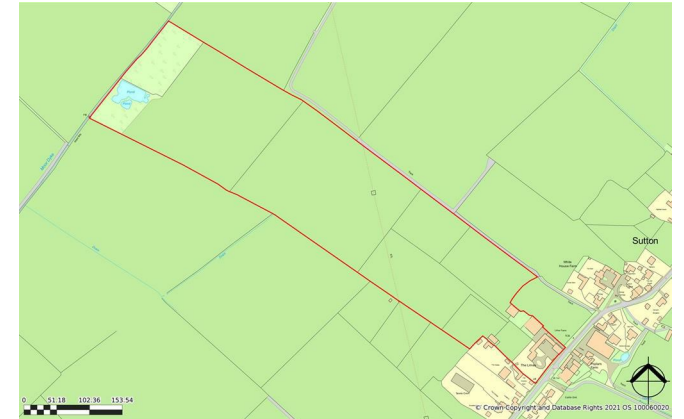
## MODERN BARNs



Located at the rear of the property are two modern barns providing excellent storage or stabling.



## PROMAP



It should be noted that the Promap is for guidance only and taken from the Land Registry Title NT281545 and the boundaries should be confirmed prior to completing on a purchase. In total the site extends to approximately 31.6 acres. Please note a public footpath runs across the paddocks roughly east to west.

## COUNCIL TAX BAND

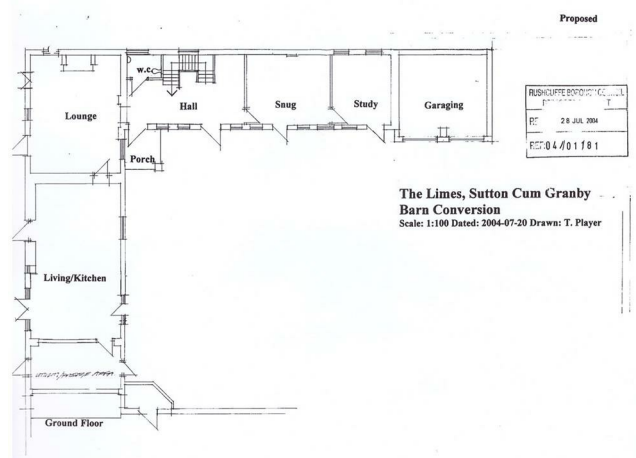
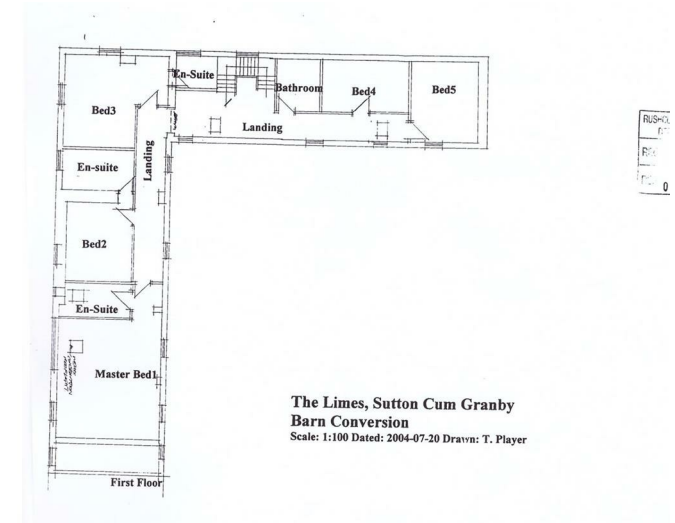
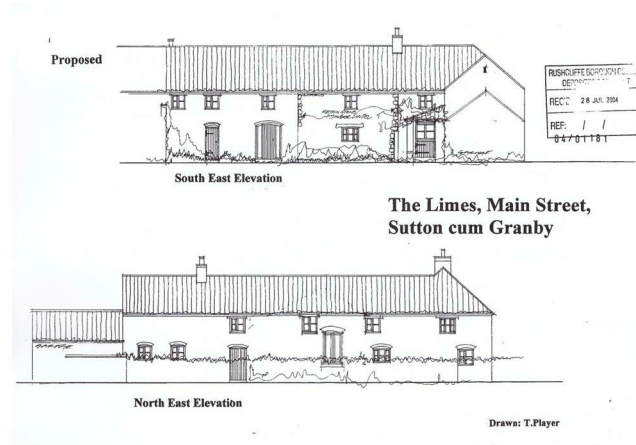
Rushcliffe Borough Council - Tax Band F.



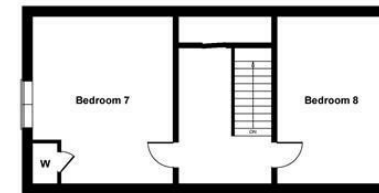
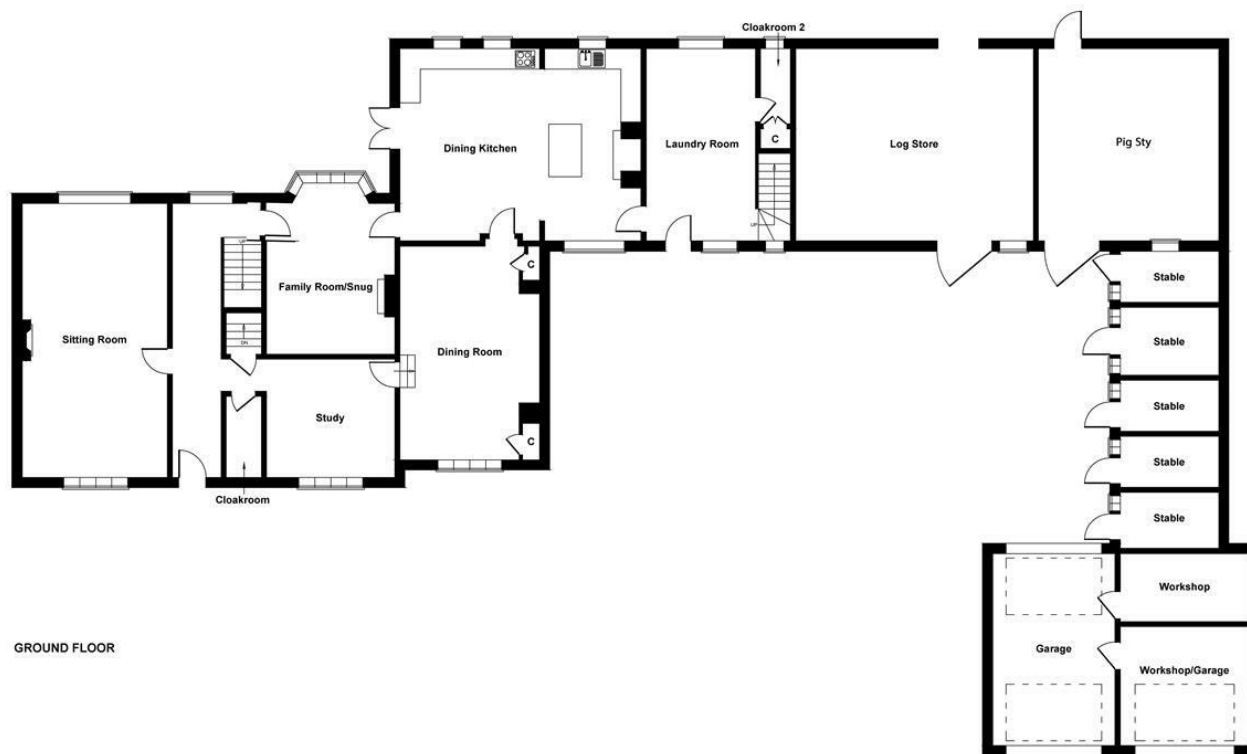
## PLANNING PERMISSION



In addition to the main accommodation situated within the south east courtyard area is a beautiful period brick barn which has been previously utilised as stables, having attractive Flemish bond brick elevations beneath a pantiled roof. Planning permission was approved in 2004 for the conversion into what would be a stunning five bedroom two storey home approaching 3000 sq ft with planning for additional garaging. Conditions were discharged in 2009 with confirmation from Rushcliffe Borough Council that works had been started and therefore planning remains live, offering a fantastic opportunity for further development.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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**RICS**



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