



Homelands Brant Road, Fulbeck, Grantham,
Lincolnshire, NG32 3JA

Price Guide £850,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A substantially built farmhouse with extensions providing six bedroomed accommodation, a range of stables, storage barn and paddocks, in all extending to 10.33 acres or thereabouts. The property has a delightful situation with rural surroundings, views of Lincoln Cathedral. The location is ideal for connections to the north and south, being just 12 miles from Newark and 10 miles from Grantham.

Central heating is propane gas with panelled radiators. The windows are double glazed throughout. The stable block, of substantial brick construction, is ideal for equestrian purposes or conversion to a self-contained annexe, subject to planning permission. The land comprises a 7 acre field, including a coppice. There are three conveniently sized turn-out paddocks, each 1 acre or thereabouts with water connected.

The accommodation briefly provides, on the ground floor, an entrance hall, lounge, dining room, study, inner lobby and farmhouse size kitchen. The first floor provides six bedrooms, an en-suite facility and two family bathrooms. There is extensive attic storage space.

The property was constructed as a farmhouse circa 1939 and extended in 1990. Traditionally built with brick elevations incorporating a blue brick damp proof course the property has a tiled 'hipped' designed main roof.

The property is just a short distance from Fulbeck village which is on the A607, 9 miles north of Grantham and 8 miles north west from Sleaford. The larger village of Leadenham, situated to the south, where there are good primary and secondary school education in the Lincolnshire system. The main East Coast railway line provides services from Grantham station to London King's Cross with journey times averaging approximately 75 minutes. There are regular bus services from Fulbeck to Grantham and Lincoln.

The following accommodation is provided:

GROUND FLOOR

ENTRANCE HALL

With uPVC entrance door, staircase and cupboard under the stairs, radiator.

LOUNGE

19'10 x 19'9 (6.05m x 6.02m)
(overall measurements)



With two south aspect window bays, open fireplace, picture rail, pine boarded floor and a dual aspect.

DINING ROOM

12'11 x 13' (3.94m x 3.96m)



Tiled fireplace, south facing window, picture rail, radiator.

SNUG

11'11 x 10' (3.63m x 3.05m)



West facing aspect, tiled fireplace, picture rail and radiator.

INNER LOBBY/BOOT ROOM

9'x 9' (2.74mx 2.74m)

Quarry tiled floor, rear entrance door. Pantry off. Radiator.

KITCHEN

23'10 x 19'11 (7.26m x 5.79m/3.35m)



Fireplace and wood burning stove, Belling LPG range cooker, under stairs cupboard and back staircase off. Stainless steel sink unit and drainer, several under-worktop cupboards and corner cupboard, beamed ceiling.



FIRST FLOOR

LANDING

BEDROOM ONE

17' x 10'2 (5.18m x 3.10m)
(Overall measurements)



Radiator, south and east aspect.

EN-SUITE

With shower (electric), basin and low suite WC.

BEDROOM TWO

13' x 10'11 (3.96m x 3.33m)



South facing, radiator.

BEDROOM THREE

12'3 x 12' (3.73m x 3.66m)



South facing, picture rail, radiator.

BEDROOM FOUR

13'4 x 9'9 (4.06m x 2.97m)



South aspect, radiator.

BEDROOM FIVE

8'4 x 8'1 (2.54m x 2.46m)



Radiator, west aspect, picture rail.

BATHROOM

7'2 x 7'1 (2.18m x 2.16m)



Bath with shower attachment, basin and close coupled WC. Radiator.

BATHROOM TWO

SITZ bath (designed for bathing children), shower attachment, close coupled WC, radiator.

BEDROOM SIX

18'4 x 16'7 (5.59m x 5.05m)
(including the bulkhead area)



North and west dual aspect, fitted wardrobes, night storage heater.

ATTIC SPACE

The spacious attic storage space is accessed by way of a staircase off the landing. The attic has two up and over windows (for easier exterior cleaning from within) on the east side. It has two electricity double sockets and also an immersion heater point is available (currently unused) on the central chimney stack. The attic has a boarded floor, and the floor and roof are insulated.

OUTSIDE

GARDENS

There is a well established garden with trees and shrubs. A deep well is located to the east of the main building. Summer house with electricity connected. Wood clad garden shed. External halogen lighting.

STABLES



Brick construction under a tiled roof providing four stables. Electricity and water connected from the house.



HAY BARN

36' x 24' (10.97m x 7.32m)



Timber clad with a profile roof and internal (four) partitions, concrete floor, electricity connected from the house.

There are three turn out paddocks, each approximately 1 acre, with water connected.



The house, building and three grass paddocks extend to 2.84 acres or thereabouts.

The grass field, with a small coppice, extends to the north of the property, and is 7.49 acre or thereabouts.





SERVICES

Mains water and electricity all connected to the property. Drainage is by means of a private system. The septic tank was replaced approximately 14 years ago.

TENURE

The property is freehold. The 7 acre field is Land Registry Title NT???. We understand the house and 3 acres is Unregistered Title.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under South Kesteven District Council Tax Band F,

Homelands, Brant Road, Fulbeck, Grantham, NG32 3JA



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Floorplan to follow



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	54	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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