

SOLD STC



Lower Road, Hough On The Hill
£849,950


MARTIN&CO



Lower Road, Hough On The Hill

4 Bedrooms, 3 Bathroom

£849,950

- Superb Stone Built Detached Home
- Envable Executive Residence
- Stylish High Quality Home Inside & Out
- Beautiful Setting in a Quiet Leafy

AGENTS NOTE Every so often a property comes to the market that both whets the appetite of the most seasoned of estate gents and is thought certain to appeal to even the most discerning of buyers. "Willow House" is just such a property. From the secluded setting standing in an elevated position on a notably generous plot the house offers a delightful setting. On approach the gorgeous mellow natural stone exudes immense kerb appeal this being enhance by a substantial block paved frontage with access to the garage.



From the moment you enter the property in the grand hall, you cannot fail to be impressed by the space, style quality and no little expense that has been bestowed upon and throughout this beautiful home. Capacious rooms and a thoughtful layout create an enviable flow of the comprehensive accommodation enhanced by way of high quality fixtures and fittings.

The large dining kitchen is extensively fitted and benefits from a number of built in appliances. The main sitting room is almost 27ft in length and over 15ft wide. The principal bedroom suite is another hugely impressive feature having a big bedroom and dressing room/nursery these separated by both a walk in wardrobe and en-suite. This generosity of

space is typical of the house and is one of the many reasons along with being able to take in the setting that an in person viewing is respectfully advised as being absolutely essential.

The rear garden is sure to delight too with extensive natural stone patio giving way to a tiered lawn edged with well stocked borders. The garden and patio enjoy a southerly aspect and an above average degree of privacy aided by numerous mature trees which enhance the environment and therefore the enjoyment afforded occupants.

Hough on The Hill is a former Estate Village characterised by quintessential rural English period charm and surrounded by farmland and open countryside. The village also offers a 17th Century inn which provides award winning dining and which is approximately a ten minute walk away. Golf course at nearby Sudbury Moor, local store in the nearby village of Caythorpe as well as a coffee house/cafe. Despite the rural setting the property is a mere journey to

the well served town centre of Grantham. the town offers a wide range of facilities and amenities including national and independent shops, eateries, theatre and bus and rail stations. The latter being on the LNER line with direct access to London Kings Cross with a timetabled journey of around 1hr.

ENTRANCE HALL 17' 5" x 12' 9 (max in stairs)" (5.31m x 3.89m) Grand, welcoming entrance hall setting the tone of style space and quality repeated throughout the home.

GROUND FLOOR WC Wash hand basin and close coupled wc.

SITTING ROOM 26' 10" x 15' 6" (8.18m x 4.72m) Truly capacious principal reception room with feature fireplace and bifold doors looking out over and giving access to the patio and delightful rear garden

DINING ROOM/STUDY 15' 6" x 10' 4" (4.72m x 3.15m) Ideal for use as either a formal dining room (there is



more than ample space for both formal and informal dining in the dining/kitchen) or a home office/study.

LIVING DINING KITCHEN 29' 4" x 14' 8" (8.94m x 4.47m) At almost 30ft in length this wonderful open plan space is large enough to offer a triple function as a well fitted kitchen (with numerous built in appliances) as well as ample space for a family to dine formally / informally and in which to sit and spend time together or entertain.

UTILITY ROOM 10' 6" x 7' 8" (3.2m x 2.34m)

STAIRS TO FIRST FLOOR

LANDING Generous part galleried landing

PRINCIPAL BEDROOM SUITE This comprises a large double bedroom, en-suite facility, large walk in wardrobe and a separate spacious dressing area that could also make an ideal nursery.

PRINCIPAL BEDROOM 18' 3" x 15' 6" (5.56m x 4.72m) Large double bedroom with access to an unusually generous walk in wardrobe, en-suite facility and separate dressing area/possible nursery.

ENSUITE 12' 11" x 5' 10" (3.94m x 1.78m) Modern four piece suite comprising: panelled bath, wash hand basin inset to vanity unit, generous walk in shower cubicle and wc with concealed cistern. Heated towel rail. Fully tiled. Extractor fan.

BEDROOM 2 (ENSUITE) 14' 0" x 13' 6" (4.27m x 4.11m) Double bedroom with en-suite shower room.

EN-SUITE 9' 4 (max)" x 6' 7" (2.84m x 2.01m) With three piece suite comprising wash hand basin, wc and shower. Heated towel rail/radiator. Extractor. Tiling.

BEDROOM 3 14' 8" x 12' 3" (4.47m x 3.73m) Further generous double bedroom

BEDROOM 4 15' 6" x 13' 0" (4.72m x 3.96m) Yet again a good size double bedroom

FAMILY BATHROOM 12' 1" x 9' 0" (3.68m x 2.74m) Fitted with a stylish four piece suite comprising: period style "double ended" bath, shower, wash hand basin and close coupled wc. Fully tiled.

OUTSIDE A block paved driveway sweeps in to the front of property rising to the front entrance and integral garage. This frontage affords ample vehicle parking and turning space. The gardens continue to the side of the property reaching the feature rear garden which opens out to provide a delightful place to sit and relax, enjoying the sun and privacy too. The aforementioned natural stone patio stands adjacent to the house. The patio then giving way to a tiered lawn with central flower bed and flanked by well stocked borders. The privacy and environment being further enhanced by mature trees giving further seclusion.





GROUND FLOOR
1635 sq.ft. (151.9 sq.m.) approx.



1ST FLOOR
1596 sq.ft. (148.3 sq.m.) approx.



TOTAL FLOOR AREA : 3230 sq.ft. (300.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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