



CHERRY HOLT

— I R N H A M —

Light, views and luxe country living – embrace the art of escape at Cherry Holt, surrounded by open countryside, in the picturesque village of Irnham. This beautiful, stone built, four bedroom home has wraparound gardens and makes up one of the small collection of unique homes in Irnham Park.



WARMTH AND WELCOME

A sweeping gravel driveway leads you past mature planted trees to a generous parking area ahead of the double garage.

Presented immaculately throughout, and decorated in a stylish colour palette from the Little Greene Paint Company, the front door opens to welcome you into the warm embrace of the entrance hallway with tiled flooring underfoot and a sweet porthole window. Unfolding from here with effortless ease, step through to discover the sociable and welcoming kitchen



THE HEART OF THE HOME

Thoughtfully designed, the Shaker-style cabinetry is complemented by granite worktops and an array of built-in appliances, a double Belfast sink and prep sink around the impressive island which is sure to be a natural gathering space for family and friends as supper is prepared.

Ahead of the dining area, French doors tempt you out onto the terraced area, the perfect spot for morning coffee in the sunshine.



PRACTICAL PLACES

Keeping the beautiful kitchen chore and clutter free, a separate laundry room has storage, sink and space for your laundry appliances. After a bracing walk around the countryside, the handy external door provides direct access from the drive to make swift entry with muddy boot and mucky paws! The double garage can also be accessed from here, as can the study, currently used as a home gym.



ELEGANT SPACES

The light-filled sitting room is triple aspect, with a large bay window overlooking the front and to the other side a window grants views of the charming garden. The centrepiece is undoubtedly the double-sided woodburner, providing a warm glow to this room and the garden room beyond, connected by French doors. Restful and rustic, thanks to its exposed limestone wall to one side, the garden room is filled with natural daylight and has another set of French doors that open out to the side aspect.





SOAK AND SLEEP

Cherry Holt boast four double bedrooms, although the current owners have configured the fourth bedroom as a luxuriously sized dressing room.

Ascend the oak staircase to the large galleried landing with charming porthole window. The spacious and tranquil principal suite awaits, complete with luxurious en suite bathroom with clawfoot, rolltop bathtub, separate shower, basin and lavatory.

The next two bedrooms are just as elegant as the principal suite. Both dual aspect, one overlooks the front of the home while the other has charming garden views and fitted wardrobes. An immaculate shower room serves both bedrooms.





What the owners love

“We love the gardens, which provide various spots in which to sit and enjoy the sunshine, overlooking the paddock. Dual and triple aspect rooms fill Cherry Holt with natural light and views of the wonderful garden and countryside.”



GREEN AND SERENE

Set on approximately a third of an acre, Cherry Holt stands proudly in its centre. The beautifully planted, wraparound gardens are set with a wide variety of mature trees, established shrubs and plants to provide interest year round, and a delightful rose walk.

A gate from the driveway guides you beneath a leafy archway and into the south-west facing garden with raised terraced area. A pathway surrounds the home and leads to the rear aspect, where you'll find another terrace that makes the perfect spot for al fresco entertaining with French doors opening from the kitchen. The garden continues further with a lush lawn lined with mature trees and beech hedge that connects back to the driveway.

Stone steps and a gate open onto Irnham Park paddock; Cherry Holt is one of the few homes that enjoy direct access from the garden – children will relish the adventures this offers. The residents of Irnham Park have sole rights to the exclusive use of the well-maintained paddock, and from here you can enjoy the many scenic walks around the neighbouring countryside.

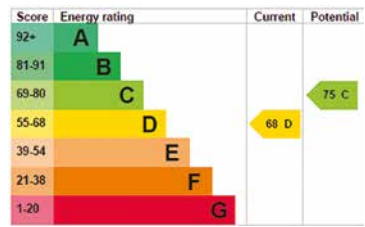
THE FINER DETAILS

Freehold
Detached
Constructed 2000
Plot approx. 0.28 acre
Oil central heating
Mains electricity, water and sewage

South Kesteven District Council,
tax band G
EPC rating D
Irnham Park Residents' Association
– annual fee of £250 to cover
maintenance of paddock



Ground Floor: approx. 140.4 sq. metres (1,511.1 sq. feet)
First Floor: approx. 97.9 sq. metres (1,053.6 sq. feet)
Total Home: approx. 238.3 sq. metres (2,564.7 sq. feet)
Garages: approx. 26.4 sq. metres (283.8 sq. feet)



ON YOUR DOORSTEP

The hamlet of Irnham has a parish church, the well-renowned pub The Griffin Inn and Irnham Hall at its heart. Countryside walks are plentiful around Irnham Estate and the surrounding area. Nearby Corby Glen provides state primary and secondary schooling, doctor's surgery, pharmacy, grocery and provision shops, while a local farm shop and coffee shop can be found in Grimsthorpe, less than ten minutes away. Belton Garden Centre, just 14 miles away, has all you need to keep Cherry Holt's garden looking glorious.

Situated just a little over 10 miles from the historic market town of Grantham, you will find an excellent choice of amenities including

restaurants, cinema complex and sports centre and the mainline railway station. Commuting is convenient, with direct trains to London King's Cross in just over an hour. Grantham is home to well-regarded grammar schools Grantham Girls' School and The King's Grammar School.

The Georgian market town of Stamford, 19 miles south of the village, has a charming independent vibe to it and offers a further choice of excellent educational establishments both state and independent, along with a wonderful variety of shops, boutiques and restaurants.

LOCAL DISTANCES

- Corby Glen 2.5 miles (6 minutes)
- Bourne 8 miles (16 minutes)
- Grantham 11.4 miles (24 minutes)
- Stamford 19 miles (27 minutes)

Pelham James use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Pelham James has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.



Cherry Holt, 3 Irnham Park, Irnham, Grantham NG33 4JL



To view please call the team on
01780 437 360 | team@pelhamjames.co.uk | [pelhamjames.co.uk](https://www.pelhamjames.co.uk)

