



LONGSTAFF PRESTIGE

The Grange ~ Haycroft Lane ~ Fleet ~ PE12 8LB

£ 1,450,000



THE GRANG E

The Grange is a stunning example of a mock Tudor Manor House. This highly individual Country Residence was built in 1989 to an exceptionally high standard throughout. This superb property is set in 7 acres of grounds (STS) tucked away on the outskirts of the Lincolnshire village of Fleet. This property offers both a rural location and easy accessibility to larger cities in the Norfolk, Cambridgeshire, and Lincolnshire counties.

The house offers extensive accommodation including 5 Double Bedrooms (all en-suite), family bathroom, downstairs shower room and separate cloakroom. The property has an elegant reception hall, large galleried landing, 4 reception rooms, utility room and a spacious fitted breakfast kitchen. Under floor heating to the ground floor with modern independently controllable electric heaters to the first floor.

The accompanying photographs and video tour will give some idea as to the quality on offer, but the property can only be fully appreciated by means of an internal inspection arranged through the Agents. The property is approached via the gated sweeping driveway and offers multiple parking areas which lead into the stable yard, with a further a parking area and the modern stable block also multiple garaging, large steel storage barn and further wooden stables. There are various paddocks, menage, wooded area and formal gardens. We are privileged to offer this prestige property to the market on behalf of our clients who oversee the original design and build for their own benefit.



GRAND FRONT ENTRANCE HALL

From the sweeping driveway you approach the front of the property via a turning point with a central stone fountain, pass the hand made turned pillars and through the solid Mahogany front doors.

There is a Grand Staircase in the front Entrance Hall which is solid Mahogany and provides an impressive welcome to greet any guest.

RECEPTION ROOMS

THE FAMILY ROOM

This cosy room which has an 8kw Vision 500 log burner nestled in a full height brick chimney breast. There is a large window with deep display sill to the front elevation affording clear views of the sweeping driveway. There are a further 2 windows to the side elevation. The room has coved cornice, ceiling rose, dado rails all round.



THE DRAWING ROOM

With Mahogany double door entrance into this impressive drawing room, you are met with ample entertaining space and grandeur. The focal point of the room is the large inglenook fireplace with open grate and sculpted mahogany mantel piece.

To the front elevation is a large window with bench seating and to the rear elevation there are large French doors with side panels offering access to the mature immaculately landscaped gardens via the 'York Stone' patio.

Twin decorative ceiling roses, decorative coved





KITCHEN BREAKFAST ROOM

A good farmhouse kitchen is always the heart of the home. This kitchen has practical ceramic floor tiles, coved cornice, fitted dresser units with plate racks and storage drawers, glazed display cabinets, granite worktops with integrated double drainer, one and a half bowl sink unit and mixer tap, 5 burner gas hob, multi speed cooker hood set within central canopy, extensive range of base cupboards and drawers, Neff double oven and microwave. There are windows and French Doors to the rear elevation and onto the 'York Stone' patio Leading to the extensive rear gardens.





FORMAL DINING ROOM

Open the double doors from the reception hall into this impressive dining room, 4 wall lights, decorative ceiling rose and cornice, windows to either side elevations, Leaded French doors with side panels to the rear elevation.

GROUND FLOOR ROOMS

GROUND SHOWER/CLOAKROOM

FLOOR

With ceramic floor tiles, low level WC, pedestal wash hand basin, independent shower cabinet with retractable seat, coved cornice, heated towel rail. 4m x 1.23m (13'1" x 4')



STUDY/PLAYROOM

With half panelled Mahogany walls, coved cornice, decorative ceiling rose, bench seating, window to the front elevation, fitted bookshelves. 3.97m x 2.55m (13' x 8'4")



REAR LOBBY

With practical ceramic floor tiles, coved cornice, ceiling light, range of coat hooks, external entrance door, door leading into Family Room and door to: 1.18m x 4.51m (3'10" x 14'9")

UTILITY

One and a quarter bowl sink unit, half glazed external entrance door, plumbing and space for washing machine and tumble dryer, central heating boiler, fitted base cupboards and drawers, strip light, ceramic floor tiles.

3M X 3.28M (9'10" X 10'9")



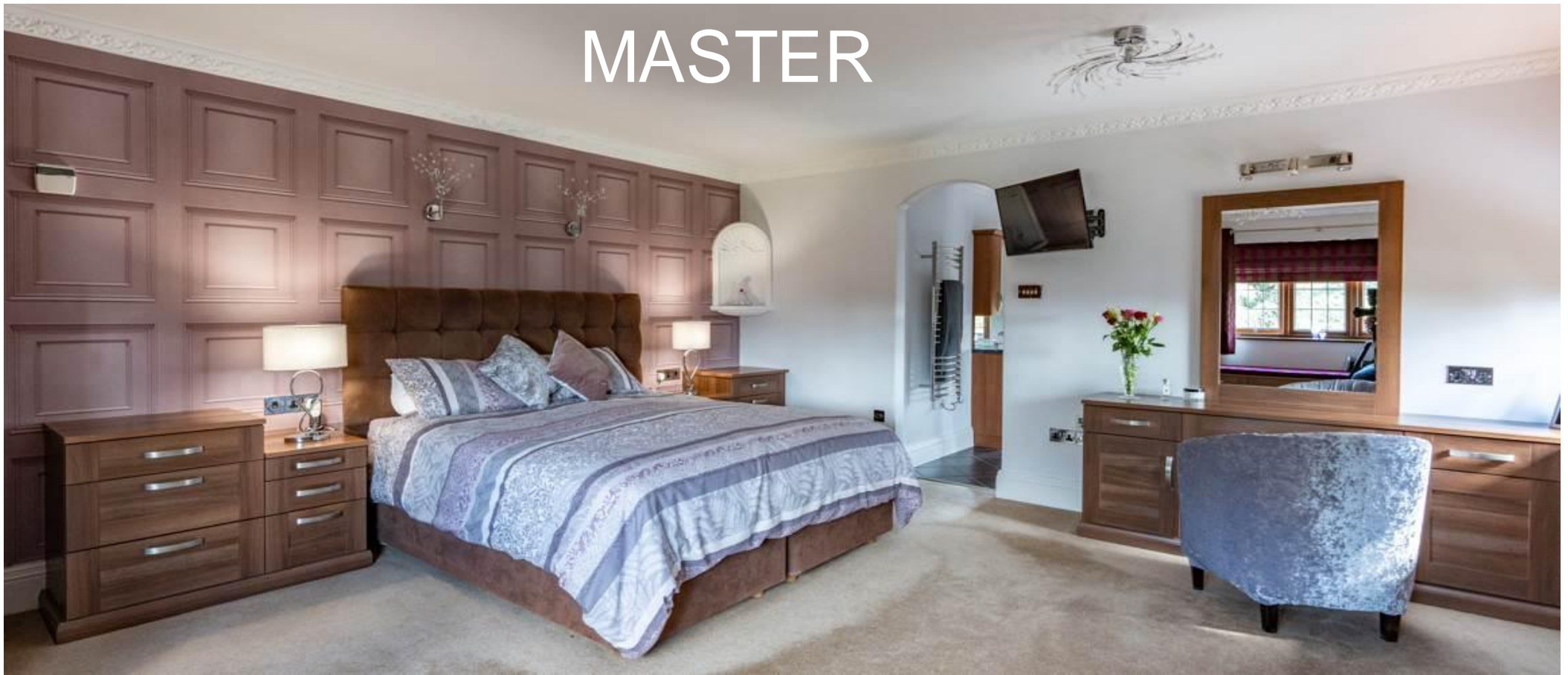
CLOAKROOM/WC

First Floor

Taking the sweeping staircase from the front entrance hall brings you to the Galleried first floor landing with its central front elevation window overlooking the driveway, impressively decorated with decorative ceiling rose, chandelier, coved cornice, recessed display shelf, you have access to all first-floor accommodation.



MASTER



Generously sized master bedroom recently refitted with a range of quality bedroom furniture comprising numerous wardrobes, bedside cabinets, drawers, kneehole style dressing table, mirror and padded window seat. Windows to the front and side elevations, coved cornice, 2 ceiling lights, arch to:
5.46m x 5.03m (17'10" x 16'6")

Luxury en-suite bathroom, ceramic floor tiles, multi jet shower cabinet, freestanding bath with side mounted mixer tap, low level WC, twin hand basins with mixer taps set within modern vanity unit with storage cupboards and drawers, mirror and wall cupboards, vertical radiator/towel rail, shaver point, coved cornice, ceiling lights, double French doors opening on to the balcony/terrace.

2.12m x 2.70m (6'10" x 8'10")





BEDROOM 2

A large double room fitted with modern furniture, comprising corner wardrobe units, kneehole style dressing table and display shelves, French doors opening on to the continuation of the Balcony, bedside cabinets 4.43m x 3.45m (14'6" x 11'3")

En-suite with large shower cabinet, pedestal wash hand basin, low level WC, vertical radiator/towel rail, window to the rear elevation. 3.08m x 1.66m (10'1" x 5'5")



BEDROOM 3

A grand double bedroom with dual aspect views to the side and rear elevations, door opening on to the Balcony/Terrace, coved cornice, decorative ceiling rose, Victorian style fireplace with tiled inserts, electric heater.

6.03m x 3.92m (19'9" x 12'10")

En-suite Shower Room with large walk-in shower cabinet with retractable seat, pedestal wash hand basin, low level WC, 2 wall lights, partial wall tiling, window overlooking the Balcony/Terrace, heated towel rail.

3.17m x 1.26m (10'4" x 4'1")



BEDROOM 4

Double Bedroom with window to the rear elevation, built-in wardrobe and dressing table.

3.56m x 3.52m (11'8" x 11'6")

En-suite Shower Room with fully tiled walls, large walk-in shower cabinet, pedestal wash hand basin, low level WC, vertical radiator/towel rail, window to the side elevation.

2.51m x 1.40m (8'1" x 4'6")



BEDROOM 5

Modern Double sized room with built-in wardrobes, electric heating, and window to the front elevation. 3.46m x 4.84m (11'4" x 15'10")

En-suite bathroom with corner bath with shower over and glazed screen, wash hand basin set within a vanity storage unit, low level WC and fully tiled walls, vertical radiator/towel rail, window to the side elevation. 4.61m x 1.20m (15'1" x 3'11")

THE GROUNDS



Partly walled and situated to the rear of the house enjoying views from the upper Balcony/Terrace on to an extensive 'York Stone' paved patio area with decorative pillared borders, steps down to a further pathway with stocked borders, extensive lawns, summerhouse, pergola, and herb garden. There is a bespoke brick and thatched Summerhouse with views to the rear of the main property. There is a brick and trellis wall with wrought iron gates giving access to the grounds beyond. Here you will find a screened garden area and a pathway with neat conifer hedging which leads to a modern Greenhouse. To the side of the Garage Block and Stables is a pair of five bar timber farm style gates open on to an extensive area for bringing through the horse box. At the side of this is a Menage, beyond which are a series of paddocks all with post and rail fencing, various power and water outlets. There is a retaining paddock to the rear of the main stable block. The land continues to the side of the stables where there is an extensive



BLOCK PAVED STABLE YARD/PARKING AREA

BRICK AND TILED STABLE BLOCK

Comprising 5 x stables (12' x 12') with power and lighting and a decorative block paved apron. Connected to the side there is an office, kitchenette, shower room and WC. At right angles is

MULTI GARAGE BLOCK

Brick and timber construction comprising 4 open bay garages. 6.16m x 11.94m (20'2" x 39'2") adjacent to which is

DOUBLE GARAGE

6.27m x 6.78m (20'6" x 22'2") with twin electric up and over doors (door widths 2.55m each) fold down ladder leading to an extensive loft storage room which could potentially provide further accommodation if required. 15.8M x

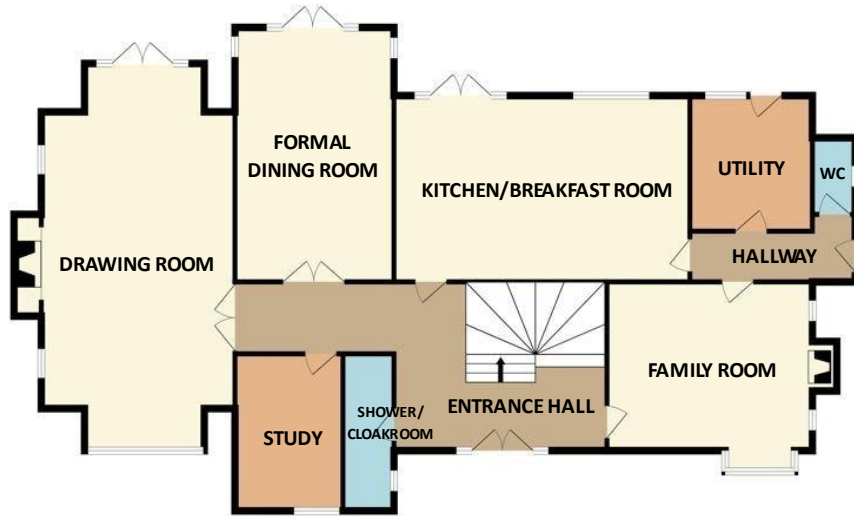




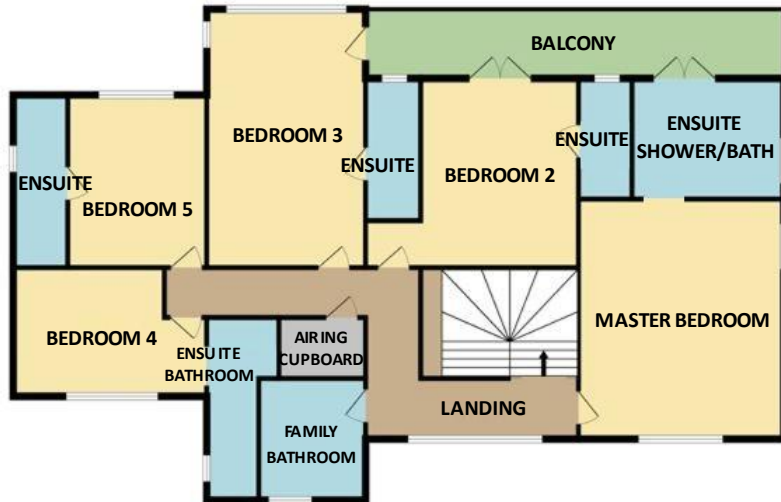


FLOOR-PLAN, and EPC

GROUND FLOOR
1889 sq.ft. (175.5 sq.m.) approx.



1ST FLOOR
1761 sq.ft. (163.6 sq.m.) approx.



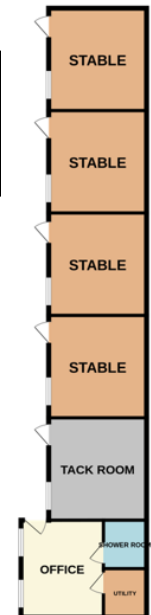
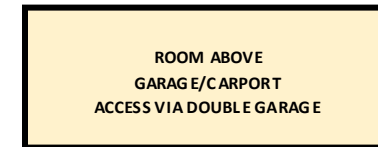
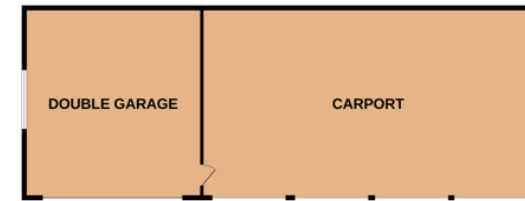
Energy rating and score

This property's current energy rating is D. It has the potential to be C.

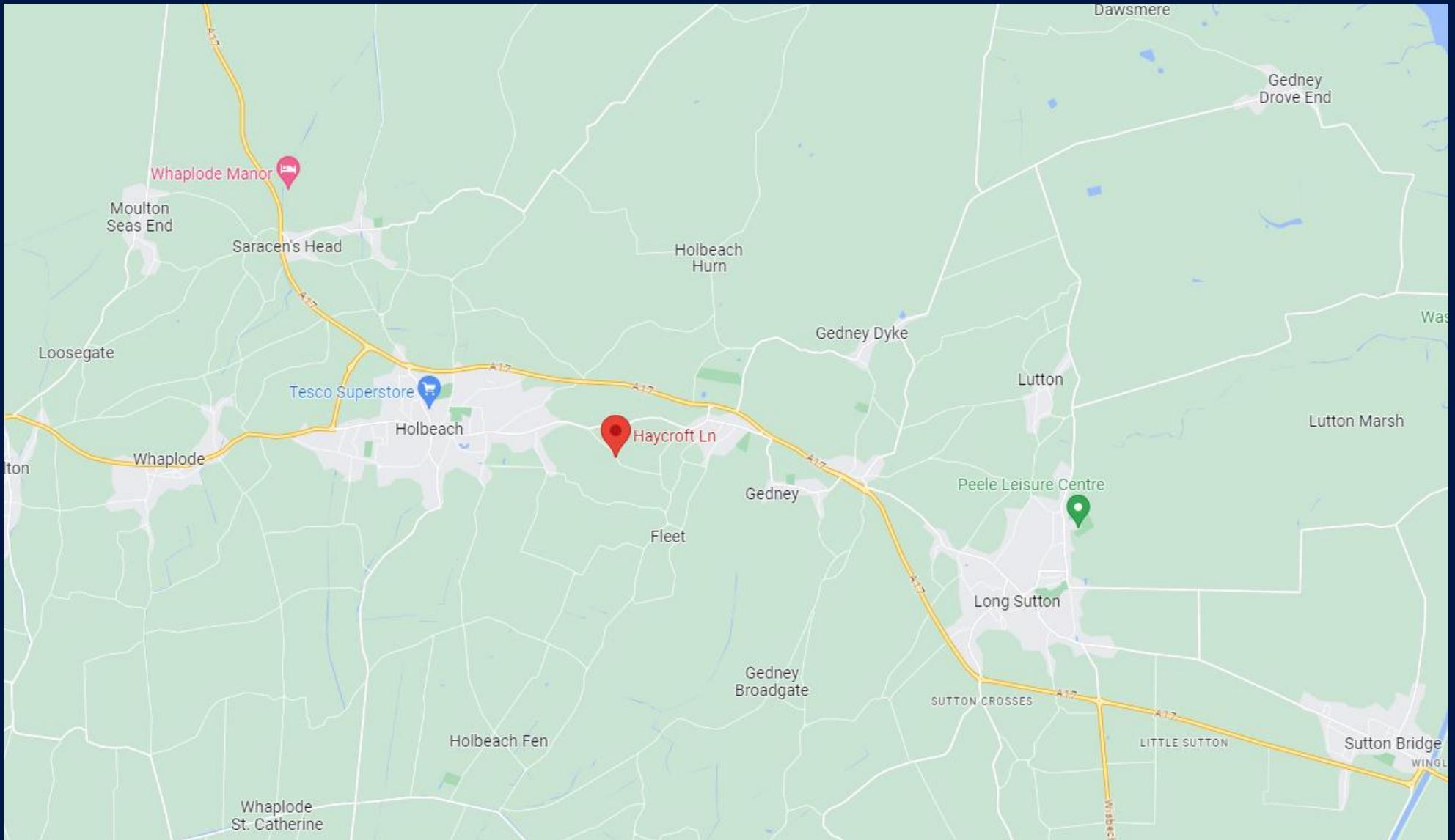
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OUTBUILDINGS
2218 sq.ft. (206.0 sq.m.) approx.









GRAHAM JOHNSON (Senior Residential Sales Advisor)

Located in the Spalding Office of R Longstaff & Co. and is here to satisfy your enquiries on this property and would be only too pleased to arrange a viewing with our clients for this outstanding property.

Please feel free to get in touch with us on...

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Or reach out to us via Facebook, find us at Longstaff the Property Professionals

R LONGSTAFF & CO. LLP

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