



Hillside
Hough on the Hill, Grantham, Lincolnshire, NG32 2BB

BELL





Hillside

Hough on the Hill, Grantham

This is a wonderful and surprisingly substantial detached family residence (circa 1,800 ft² / 167 m²), of some considerable distinction, very discreetly located on north country fringe of delightful south Lincoln cliff village of Hough on the Hill, well known for its variety of charming quality period and modern homes and the very popular Brownlow Arms restaurant/hotel.

The house offers an excellent range of quality appointed family accommodation, with an eye-catching appointed feature Dining Kitchen, a large Sitting Room with attractive views out over the grounds, an appealing Family Room, Master Bedroom with Ensuite facilities and three further very well-proportioned Bedrooms. The house stands in large appealing sheltered grounds of 0.37 of an acres (sts) with a coach house driveway running off the lane.



ACCOMMODATION

Feature Dining Kitchen having a most pleasing southerly outlook over the grounds and stable style front entrance door with obscure double glazed upper panel. Very attractive contemporary design style fitted kitchen units comprising; extensive hardwood fitted work surface extending around two walls with single drainer stainless steel sink unit inset to one corner and an accompanying range of drawer, cupboard and shelf space beneath, space between units for a brushed steel feature cooking range with brushed steel cooker hood above and accompanying ornament shelves on either side.



To one corner of the room there is a further small area of hardwood wood surface having cupboard space below and shelving above with adjoining two tier larder cupboard. To the far end of the room there is a scullery area with single drainer, stainless steel sink inset to the hardwood work surface which extends around the adjoining wall with cupboard space and room for dishwasher beneath, wall cupboard above and space to the corner for an upright fridge/freezer as required. There is tiled splashback to most fitted work surface areas, tiled floor, two radiators and ceiling spotlight fittings. Ledged and braced cottage style door through to rear entrance hall and glazed panelled doors through to family room and to:

Large Feature Sitting Room a delightful reception room with very appealing southerly and westerly outlooks into the grounds; chimney breast with open fireplace having a flagged hearth and decorative oak mantle, small built-in storage cupboard to one corner of the room and two radiators. French doors providing access out onto the large garden patio area to the west.

Family Room having a very pleasant southerly outlook into the grounds with accompanying northerly and easterly aspects; spruce brick featured chimney breast (fireplace closed) exposed ceiling joists and radiator.

First Floor

Half Landing having feature arched window with view over the rear of the property.

Stairs Landing having built-in linen cupboard with shelving and radiator. Archway through to central landing and ledged and braced cottage down door through to:

Family Bathroom having a very pleasant view to the north across neighbouring property to countryside beyond; appointed with free standing contemporary style roll top bath with accompanying mixed tap/shower attachment with circular shower rail above and full height wall tiling, wash hand basin with toiletry drawer and cupboard space below and low level WC. Splashback to dado rail height about suite area, ladderback style radiator/towel rail and extractor vent.





Central Landing having built-in airing cupboard containing insulated hot water cylinder and a radiator. Ledged and braced cottage style doors through to all adjoining bedrooms.

Master Bedroom with a southerly outlook over the driveway and the main grounds and an easterly view over the hedge line of Lower Road; radiator and ledged and braced cottage style door through to:

En-suite Shower Room attractively appointed having good size shower cubicle across one wall with Aqua shower and full height wall tiling, circular ceramic wash hand basin on wash stand with shelf space below, two wall mounted toiletry cabinets and low level WC. Ladderback style radiator/towel rail, ceiling spotlight fittings and extractor vent.

Bedroom having a very pleasing southerly outlook over the front gardens; access to built-in airing cupboard space to one corner, radiator and wall light fittings.

Bedroom with a delightful view down over the front garden; entrance lobby area, access to roof space and radiator.

Bedroom having northerly outlook over the rear and attractive view down over the garden with its large paved patio area adjoining the western elevation of the house; exposed pine floorboards and radiator.

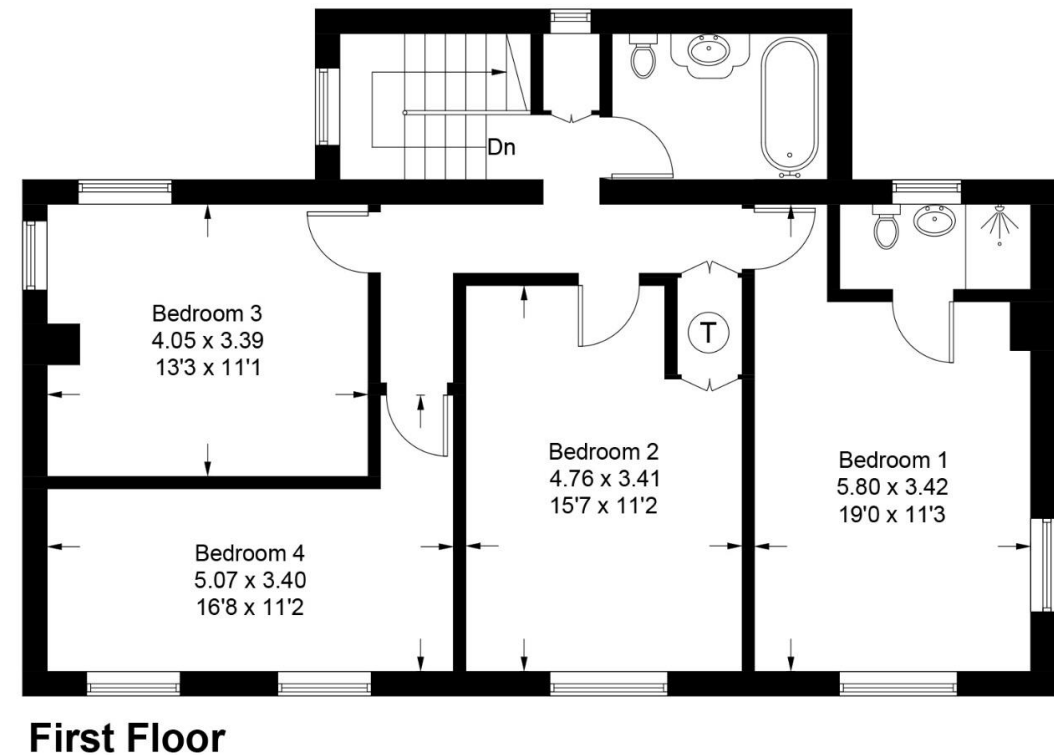
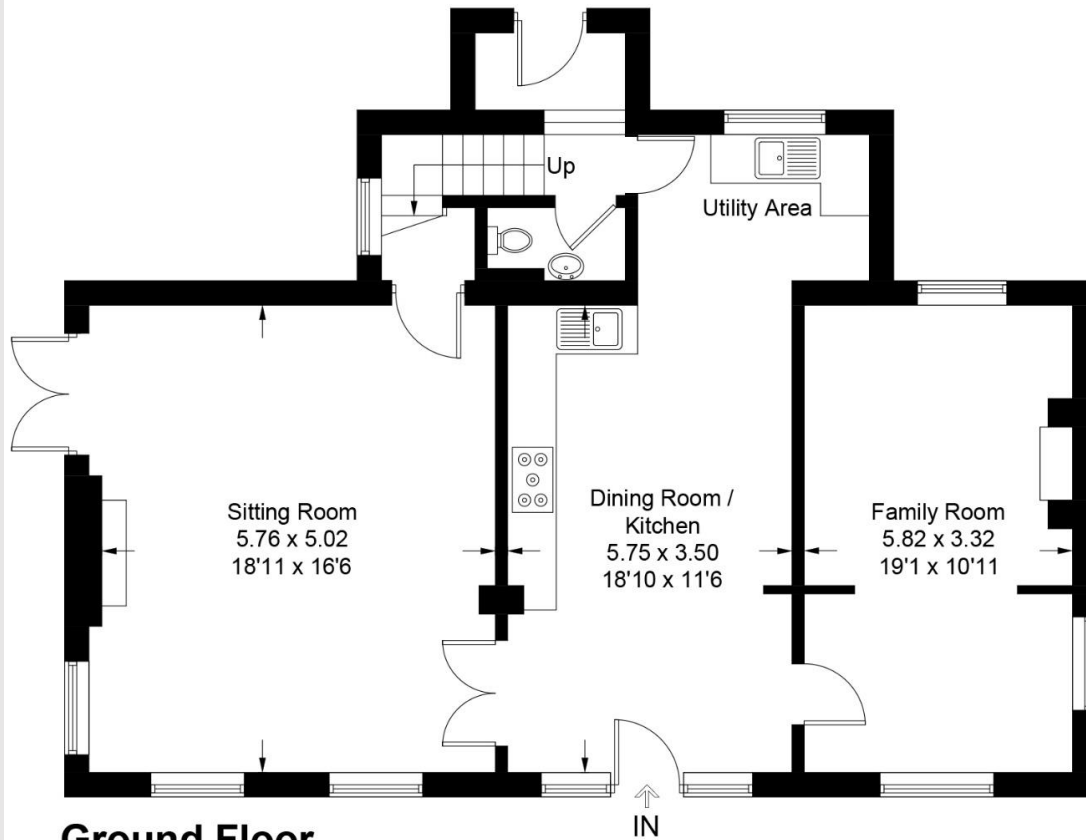


Rear Entrance Lobby with uPVC double glazed panelled entrance door; alcove suitable for laundry white goods with accompanying shelf space, staircase up to first floor, tiled floor and radiator. Ledged and braced cottage style door through to:

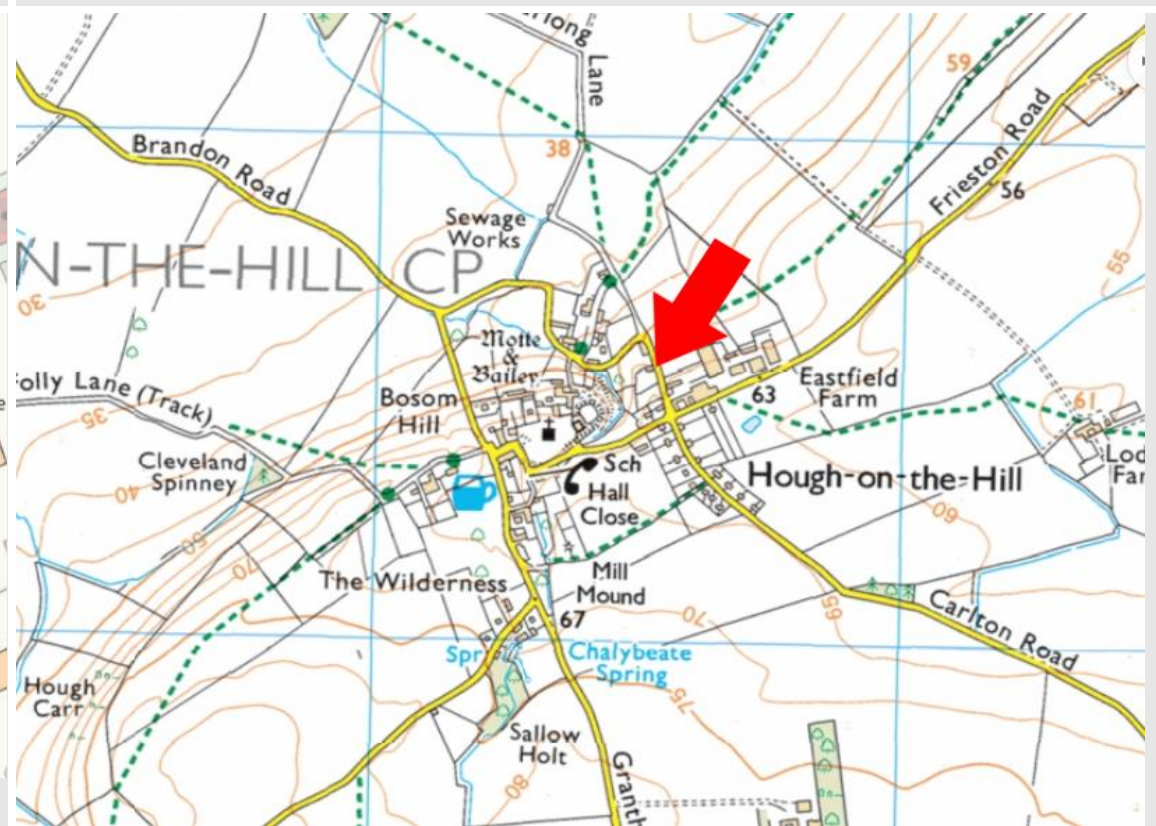
Cloakroom comprising wash hand basin with tile splashback and vanity mirror above and low level WC. Tiled floor, radiator and extractor vent.

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Approximate Gross Internal Area
Ground Floor = 84.9 sq m / 914 sq ft
First Floor = 82.2 sq m / 885 sq ft
Total = 167.1 sq m / 1799 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

This most appealing village residence stands in large grounds of 0.3 of an acres (sts), approached from Lower Road across five bar gated coach driveway which provides more than ample parking for both family and visitors. The large garden is well enclosed and private for such a central village location and has been substantially laid to lawn with mature hedging and sheltering trees.

There is a large paved area adjoining the western elevation of the house onto which the French doors of the sitting room open. There is pedestrian access around both sides of house through to the rear northern elevation and the back entrance door to the accommodation. Set to the south western corner of the grounds is a very useful large garden shed. there are exterior light fittings and a water tap.

THE AREA

Hough on the Hill is just one of a number of very Ancaster stone villages lying approximately 7 miles to the north of the large busy market town of Grantham with its circa 70-minute-high speed rail link to London Kings Cross and an excellent range of shopping and social facilities. The village is conveniently located for access to a number of RAF bases in the region, including Cranwell, Digby and Waddington. The historic City of Lincoln lies approximately 16 miles to the north

South Kesteven District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

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