



Church Lane Farmhouse,
Church Lane, Brandon, NG32 2AP



Guide Price £950,000

- Superb Unlisted 18th Century Farmhouse
- Tastefully Developed and Beautifully Appointed
- Delightful Village Position
- 4 Reception Rooms & Impressive Garden Room
- Snooker Room & Gymnasium
- 6 Bedrooms Over Three Floors
- Wonderful Adam Frost Landscaped Gardens
- Flexible Accommodation Of Considerable Character
- Garaging, Workshop & Office Suite
- Freehold – Energy Rating E



Church Lane Farmhouse is an impressive unlisted Georgian farmhouse in a quiet village position and standing in delightful professionally designed landscaped gardens of approximately 0.80 of an acre. An additional adjoining paddock of 0.85 acres (or part thereof) is available by separate negotiation if required.

This privately situated house has been extensively developed and refurbished by the present owners resulting in a most stylish family home of considerable character with many enviable features, not least the superb Adam Frost designed south facing gardens.

The accommodation is arranged over three floors and includes a delightful garden room and conservatory which is an ideal space for entertaining, a traditional farmhouse kitchen, well proportioned reception rooms, a gymnasium, six bedrooms and three bathrooms as well as a large roof terrace. In addition there are two good sized garages and a sizeable workshop with an office suite over offering potential to provide a self contained annex if required. A secluded garden office is also ideal for quiet home working.

It would be difficult to overstress the outstanding combination of space and style the property offers and only by a full viewing can Church Lane Farmhouse be fully appreciated.





LOCATION

Brandon is a tranquil village in rural Lincolnshire yet is within easy reach of a wide range of amenities. The larger village of Caythorpe includes a doctors' surgery, village shop, post office, a primary school, two public houses. A more extensive range of shopping and leisure facilities are available in the historic market towns of Newark and Grantham (both 9 miles), or in the Cathedral City of Lincoln (16 miles). The surrounding area provides an opportunity for fine dining at the renowned Brownlow Arms, a 17th century country inn and restaurant at Hough on the Hill, as well as attractions such as the National Trust's Georgian splendour of Belton House, Park & Gardens, with golf courses at Belton Park Golf Club and Belton Woods Hotel. For the commuter, easy access to the A1 is just 3 miles away at Marston, whilst mainline train services to London and Leeds are available from Grantham and Newark with journey times from around 70 minutes.

SCHOOLS

Brandon lies between the villages of Claypole and Caythorpe both of which have primary schools, Claypole Church of England Primary being rated Good by Ofsted. A wide choice of secondary schools are in the area with Sir William Robertson Academy in Welbourn (7 miles/10 mins), rated Good by Ofsted, and further excellent state secondary schools in Grantham (9 miles/20 mins) and Sleaford (12 miles/20 mins); Grantham has The King's School (for boys) and Kesteven and Grantham Girls' School both extremely highly regarded grammar schools rated Outstanding by Ofsted. Sleaford also has state grammar schools, Carre's Grammar School, and Kesteven & Sleaford High School (for Girls), as well as St. George's Academy, all rated Good by Ofsted. The Lincoln Minster Schools (Prep and Senior) offer exceptional independent education in Lincoln, and there are other private schools in Grantham and Newark.

ACCOMMODATION

ENTRANCE PORCH

Glazed entrance porch of brick and oak construction.

ENTRANCE HALL

3.25m x 4.5m (10'8" x 14'10")

Having tiled floor, cast radiator and French door to rear garden. There is also a walk in BOILER ROOM containing Worcester high capacity oil fired boiler and water softener.

WC

With low level WC.

UTILITY ROOM

Having a range of base cupboards and working surfaces, butlers deep glazed sink, plumbing for washing machine, tiled floor and cast radiator.

KITCHEN

4.44m x 5.67m (14'7" x 18'7")

An attractive farmhouse kitchen with a range of painted cupboards, granite work surfaces and dresser, stainless steel one and a half bowl sink, integrated Neff ovens and ceramic hob, tiled floor, exposed painted beams, radiators with covers.

PANTRY

2.42m x 2.45m (7'11" x 8'0")

A most useful and generous walk-in pantry with ample space for freezers etc., cold shelf, storage shelves and tiled floor.

GARDEN ROOM

3.25m x 7m (10'8" x 23'0")

Providing a link to the conservatory and in combination a fantastic space for general living and entertaining. Having bar and tiled floor.

CONSERVATORY

4.45m x 6.52m (14'7" x 21'5")

A generous living space from which to enjoy the garden beyond. It has a tiled floor and high capacity Efel stove.

SNUG

2.47m x 3.04m (8'1" x 10'0")

A delightful snug with radiator with cover and tiled floor, WINE STORE off with comprehensive purpose built racking.





LIVING ROOM

4.58m x 4.6m (15'0" x 15'1")

A comfortable and well proportioned sitting room with a wide bay window, heavily beamed ceiling, hole in wall style wood burning stove with exposed brick surround, two radiators with covers.

INNER HALL

Having staircase off to first floor, under stairs storage cupboard and cast radiator.

DINING ROOM

4.57m x 4.89m (15'0" x 16'0")

With wide bay window to the side, wood burning stove, tiled floor, radiator with cover.

SNOOKER ROOM

5.36m x 6.19m (17'7" x 20'4")

A spacious games room or suited to a variety of alternative uses. Having windows to front elevation, radiator with cover.

CONSERVATORY

2.69m x 4.6m (8'10" x 15'1")

A second conservatory overlooking a walled vegetable garden, with garden tap and tiled floor.

FIRST FLOOR LANDING

Having staircase off to the second floor.

BEDROOM 1

4.6m x 4.89m (15'1" x 16'0")

With two shuttered windows, beamed ceiling, radiator with cover

DRESSING ROOM

Having shuttered window, radiator with cover and tiled floor.

EN SUITE BATHROOM

With deep roll top free-standing bath on ball and claw feet, walk-in shower, pedestal wash basin and low level WC., radiator with cover.

GYMNASIUM

5.42m x 6.19m (17'10" x 20'4")

Situated off the master bedroom and with a high vaulted ceiling, large mirror, two Velux type windows, dormer window, radiator with cover.

BEDROOM 2

3.63m x 4.36m (11'11" x 14'4")

Having a range of Sharps fitted wardrobes, exposed beams, and cast radiator.





BEDROOM 3

3.37m x 4.80m (11'1" x 15'8")

With Sharps fitted wardrobes, beamed ceiling and radiator.

FAMILY BATHROOM

Having a deep roll top bath on ball and claw feet, shower cubicle, wash basin/vanity cupboard, low level WC and chrome towel rail.

ROOF TERRACE

3.50m x 7.20m (11'5" x 23'7")

Accessed off the landing through a French door and providing a lovely south facing outdoor area with grass matting and a spiral staircase descending to the garden.

SECOND FLOOR LANDING

BEDROOM 4

4.49m x 4.95m (14'8" x 16'2")

With an open ceiling with exposed timbers, two Velux type windows and end gable window, radiator.

BEDROOM 5

4.25m x 4.60m (13'11" x 15'1")

Having an open ceiling with exposed timbers, two Velux type windows and end gable window, radiator and additional built-in cupboard.

BEDROOM 6

3.56m x 6.93m (11'8" x 22'8")

A charming room with bridge and gable window.

STORE

A useful walk in store/attic.

STORE/TANK ROOM

Situated off the store above.

BATHROOM

Containing a suite of panelled bath with shower and screen over, wash basin and low level WC with a concealed cistern, tiled floor and chrome towel rail.

GARAGE

2.75m x 6.17m (9'0" x 20'2")

Having double entrance doors, light and power.

WORKSHOP

3.66m x 7.64m (12'0" x 25'0")

A generous workshop situated between the two garages, with light and power.

GARAGE

2.72m x 6.17m (8'11" x 20'2")

Having double entrance doors, light and power, with enclosed staircase to office suite above.

LANDING

With Velux type window and large double cupboard.

OFFICE

3.91m x 6.80m (12'9" x 22'3")

A generous self contained first floor office with ample light through 3 Velux type windows and having spotlighting and electric radiators.

WASHROOM/WC

With low level WC and pedestal wash basin, Velux window.

GARDENS

Church Lane Farmhouse is approached via a gravelled driveway leading to the garages and providing ample parking for several vehicles.

The superb landscaped gardens were designed by Adam Frost the award-winning garden designer and BBC television presenter, known for his work on Gardeners' World. His garden designs include those at the Chelsea Flower Show where he won multiple gold medals.

Features include a walled vegetable garden with various raised beds, a formal flower garden, large stone patio and a rose walk leading to a lovely outdoor dining area. If you value privacy and sunny aspects the grounds will be difficult to surpass.

GARDEN OFFICE

3.09m x 4.07m (10'1" x 13'4")

An enviable feature discretely situated in the garden and the perfect spot for peaceful working whilst enjoying an open rural outlook. Well insulated and with internet connection.

PADDOCK

There is an adjoining grass paddock of approximately 0.85 of an acre which is available by separate negotiation either as a whole or perhaps half. A public footpath runs diagonally across the paddock.

SERVICES

Mains electricity and water are connected. Drainage to a private system. Oil fired central heating. Ultrafast broadband is believed to be available in this area. Please check with service providers.



COUNCIL TAX

The property is in Council Tax Band F.

VIEWING

Strictly by prior appointment through Newton Fallowell. Postcode: NG32 2AP What3words: bother.dorms.explain

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

Floorplan



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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