



**Pinfold Cottage, Pinfold Lane
Marston, NG32 2HR**



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Guide Price £635,000

- Superb Unlisted 1860 Period Home
- 520 sq.ft. Living Room + 2 Further Reception Rooms
- 25ft Open-plan Kitchen/Dining Room
- 4 Bedrooms & 3 Bathrooms
- Delightful Village Location
- Range Of Useful Outbuildings
- Stands In Private Grounds of 0.4 Acres
- Stylish & Well Appointed Throughout
- No Onward Chain
- Freehold – Energy Rating D



Pinfold Cottage is an impressive detached period home dating from 1860 and standing in private grounds of approximately 0.4 of an acre. The property offers generous family accommodation combining character features with stylish fixtures and fittings throughout.

The accommodation includes a generous reception hall with a wood burning stove, a superb open plan kitchen/dining room as well as a most spacious living room with an atrium roof and second high capacity stove. In addition there is a cloakroom/WC, utility room, study and a recently added games room which could be used for a number of purposes. The first floor comprises a master bedroom with an en suite shower room together with three further bedrooms, a Jack and Jill style shower room and a family bathroom.

Outside a gated driveway provides secure parking for a number of vehicles, a range of recently renovated outbuildings and a 550 square foot garage/workshop. The rear gardens enjoy excellent privacy and a sunny south westerly aspect. It would be difficult to overstate the outstanding combination of features and style offered by Pinfold Cottage and a full inspection is highly recommended.





ACCOMMODATION

ENTRANCE PORCH

An enclosed entrance porch with stable style door, quarry tiled floor and inner period door to the reception hall.

RECEPTION HALL

3.95m x 4.36m (13'0" x 14'4")

A welcoming reception hall with a brick fireplace and wood burning stove, a wide staircase with twisted wrought iron balustrade to the first floor accommodation, under stairs storage cupboard, limestone tiled floor with under floor heating, room thermostat and exposed oak beam.

CLOAKROOM/WC

1.57m x 1.96m (5'2" x 6'5")

Having a low level WC and wash basin, limestone tiled floor with under floor heating, cloaks hanging space and window to the front elevation.

UTILITY ROOM

1.88m x 3.88m (6'2" x 12'8")

Containing a range of painted units comprising base cupboards with working surfaces over and wall cupboards, circular stainless steel sink bowl with mixer tap, limestone tiled floor with under floor heating, window to the front elevation, plumbing for washing machine and electric consumer unit. There is a half glazed door to the games room.

GAMES ROOM

3.57m x 5.22m (11'8" x 17'1")

A recent extension providing versatile additional living space. Having oak flooring, two cast iron radiators, window to the front elevation and French doors to the rear garden.

STUDY/SITTING ROOM

3.57m x 5.22m (11'8" x 17'1")

A well proportioned additional reception room with feature brick fireplace, oak beam, oak flooring with under floor heating, room thermostat, radiator and window to the front elevation.

KITCHEN/DINING ROOM

4.9m x 7.67m (16'1" x 25'2")

A large open-plan room overlooking the rear garden through a wide bay window with French doors, window to the side elevation and having a comprehensive range of painted units comprising base cupboards with granite style work surfaces and wall cupboards, central island, inset one and a half bowl sink and drainer, Rangemaster cooker with ceramic hob, integrated Smeg oven, integrated freezer, housing for American style fridge freezer, exposed oak beams, spotlights, room thermostat, tiled splashbacks, under floor heating and double doors to the living room.

LIVING ROOM

6.96m x 6.93m (22'10" x 22'8")

A spectacular almost square room with a central atrium roof and panel blinds, having high capacity wood burning stove, oak flooring with under floor heating, coving, virtually full width windows overlooking the rear garden with central French doors, and two cast radiators.

FIRST FLOOR LANDING

With cast radiator and window to the rear elevation.

MASTER BEDROOM

4.27m x 4.89m (14'0" x 16'0")

Having triple wardrobes one of which is shelved, cast radiator and windows to the side and rear elevations.

EN SUITE SHOWER ROOM

1.16m x 3.05m (3'10" x 10'0")

Containing shower cubicle, wash handbasin with vanity storage beneath, low level WC., chromed heated towel rail, spotlights, tiled floor, extractor fan and window to the side.

BEDROOM 2

3.91m x 4.12m (12'10" x 13'6")

With windows to the front and rear aspects, fitted wardrobes, cast radiator, fire grate, built-in shelved cupboard and loft hatch access.

BEDROOM 3

2.55m x 3.98m (8'5" x 13'1")

With window to the front elevation, fitted wardrobes, cast radiator and loft hatch access.





JACK AND JILL SHOWER ROOM

0.89m x 2.98m (2'11" x 9'10")

Having shower cubicle, low level WC and wash basin, panelled and tiled walls, tiled floor, chrome heated towel rail

BEDROOM 4

2.94m x 3.02m (9'7" x 9'11")

With window to the front elevation, fitted wardrobes, cast radiator, fire grate and over stairs shelved cupboard.

FAMILY BATHROOM

1.96m x 3.79m (6'5" x 12'5")

Having a deep free-standing bath with central tap, wash basin with vanity storage beneath and low level WC., tiling, cast radiator, spotlights, extractor fan, wooden flooring and window to the side elevation.

OUTSIDE

Pinfold Cottage stands behind a wide frontage with a walled garden laid to gravel and providing parking and turning for several vehicles. There is an attractive acacia tree with Tree Preservation Order and a silver birch. Further substantial locking gates lead to additional parking and access the outbuildings and gardens beyond.

The rear gardens are extensive and enjoy a south westerly aspect and a high level of privacy. There is a stone paved patio and decking, beech trees, conifer and fruit trees, lawns, hedging and wall and fencing to the boundaries. There is also a metal double bunded oil storage tank.

OUTBUILDINGS:

WORKSHOP

5.89m x 8.54m (19'4" x 28'0")

Of brick, timber and pantile construction with an inner wood store, light and power connected.

BARN S

A recently renovated range of brick built barns with tiled roofs comprising:

BARN 1

2.79m x 4.09m (9'2" x 13'5")

Having double doors.

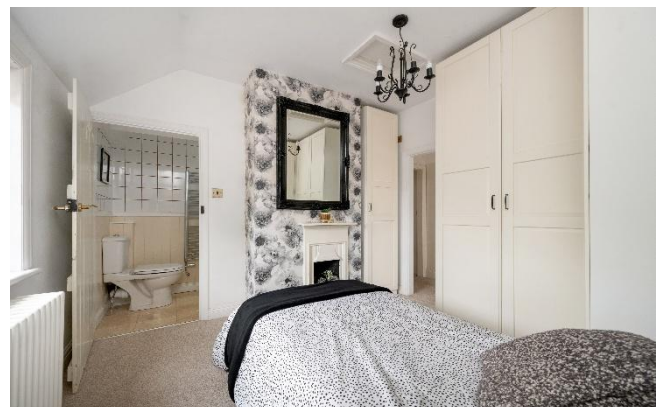
BARN 2

1.69m x 4.09m (5'6" x 13'5")

A former wash house.

BARN 3

2.47m x 3.12m (8'1" x 10'2")





SERVICES

Mains electricity water and drainage are connected. Oil fired central heating is installed with UNDER FLOOR HEATING to the ground floor. External Grant boiler and bunded metal oil storage tank.

COUNCIL TAX

The property is in Council Tax Band F.

DIRECTIONS

From High Street leave Grantham town via Watergate proceeding over traffic lights on to North Parade, through Gonerby Hill Foot and Great Gonerby joining the A1 north at the Downton roundabout. Continue along the A1 until you see the signpost for Marston, take this turning and you will enter the village via Toll Bar Road turning right into Pinfold Lane. Alternatively the property can be accessed by leaving the A1 at Long Bennington and following the directions for Foston then Hougham.

MARSTON VILLAGE

There are facilities available in Marston village, which has a primary school and community owned pub/restaurant and village shop offering everyday essentials, pantry staples as well as locally sourced meats, bakery products, fruit and veg and also dairy produce and beverages of all kinds. The village hall and playing field are also shared with Hougham.

Travel connections in the area are excellent - the A1 passes to the west of Grantham providing access to major commuter areas with an access point also close to Marston, and the A52 crosses through Grantham taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline with direct services to London King's Cross from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as two grammar schools.

LOCAL INFORMATION

Long Bennington, just under 5 miles away, offers excellent amenities and is within the catchment for the Grammar Schools of Grantham and so is very popular with families (buses to Grantham and Newark schools). Indeed the local Primary School is extremely well respected and for the adults there are good public houses/restaurants, Co-op, fish and chip shop, dispensing surgery and limited hours Post Office etc. There are also local sports facilities such as bowling green, tennis courts and football pitch.

Newark, just under 10 miles north, is a traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. It boasts a wealth of successful independent shops and boutiques, as well as a national chains.

AGENT'S NOTE

Please note these particulars 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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