



Park House Farm  
Walcott

MOUNT & MINSTER



# Park House Farm

Walcott

A stunning 18th century character residence with generous living accommodation from top to bottom, set in just under half an acre of glorious grounds and landscaped gardens.

- Detached Home
- Spacious Garden Room
- Formal Dining Room
- Sitting Room
- Kitchen & Snug
- Utility & Cloakroom
- Five Double Bedrooms
- Two Bath/Shower Rooms
- Double Garage
- Landscaped Gardens



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#### DESCRIPTION

A beautiful private residence dating back to around 1790 with generous living at its finest. The well-proportioned living accommodation includes a recently converted garden room with views over the rear gardens, a light and airy dining room, a family room with a log burning stove, an open-plan kitchen with space for living/dining, a cloak room and separate utility room, five generous double bedrooms and two bathrooms, including a large ensuite to the Master Bedroom. The property further benefits from a newly installed boiler with an 8 year warranty.

#### OUTSIDE

The property is approached onto a gravel driveway with ample private parking for multiple vehicles. There is direct vehicular access to the double garage, complemented by a pedestrian access next to the utility room and wood store. There is a small front garden which is very low maintenance and mostly gravelled. The larger gardens are to the rear with a plethora of colour and beauty. There are various different areas with notable features including a seating area for outdoor dining and entertaining, various outbuildings including a smaller garden room, various lawns and a pond.

#### LOCATION

Walcott is located approximately 15 miles from the Cathedral City of Lincoln and approx. 6 miles from the village of Metheringham which has a train station. The village itself has the benefit of a pub as well as a playground and a small bakery. Nearby Metheringham has a Co-Op and newsagents, another pub serving food, post office and a doctors surgery.





#### SCHOOLS

Local primary schools include Walcott Primary School and Billinghay Church of England Primary School. Close by there are secondary schools which include The Barnes Walis Academy, Carre's Grammar School, St George's Academy and Kesteven and Sleaford High School.

#### SERVICES

The property is centrally heated throughout (oil) with mains water, drainage and electricity all connected to the property.

#### ENERGY PERFORMANCE

Rating: E

#### COUNCIL TAX

Band: E

#### METHOD OF SALE

The property is offered for sale by Private Treaty.

#### TENURE

Freehold with vacant possession on completion.

#### VIEWING

By prior arrangement with the Agents: 01476 851400

#### ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:  
T: 01476 851400  
@: info@mountandminster.co.uk

#### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





# High Street, Walcott



**Approx. Gross Internal Floor Area 3316 sq. ft / 308.10 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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