

# The Grange

Carlton Scroop



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A superb opportunity for the equestrian enthusiast, this impressive holding enjoys a prominent residence with an annexe, complemented by 8.69 acres of equestrian facilities and landscaped gardens.

#### DESCRIPTION

Set in an elevated position in this popular Cliff Village with stunning views over the open countryside, this impressive private residence offers the discerning buyer the rare opportunity to acquire a splendid holding totalling 8.69 acres with excellent equestrian facilities and charming formal gardens that have been meticulously and beautifully maintained.

The spacious accommodation of the principal dwelling extends to more than 6,000 square feet and includes an impressive entrance hall with a central staircase, kitchen diner and additional utility room, a formal drawing room and separate family room, a spacious dining room, a study, a garden room and a dedicated gym. The first floor includes five bedrooms and four bathrooms (three ensuite) together with a dressing room to the master bedroom and an observatory to the front elevation. There is a self-contained annexe with another sixth bedroom and another bathroom, together with a dedicated lounge with plumbing for a kitchen if required with a separate entrance if required.

#### GARDENS

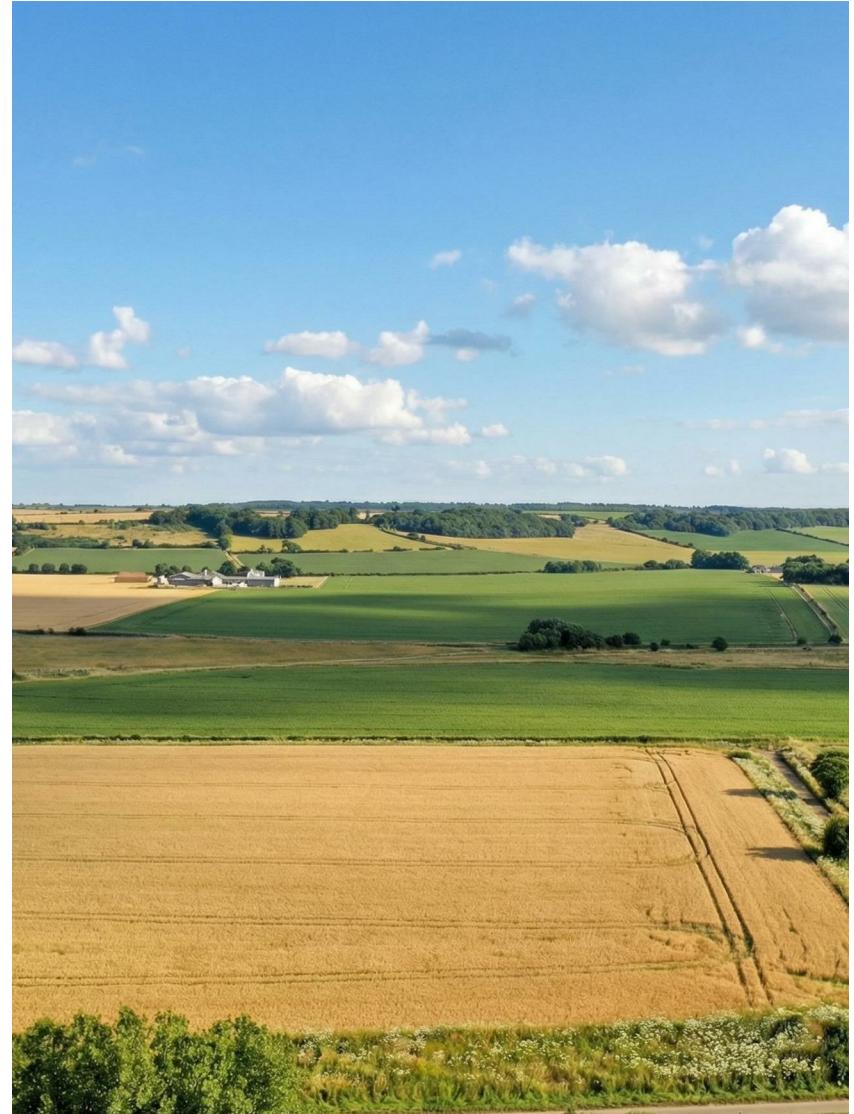
The property has the benefit of two entrances, front and rear, both with secure electric gates. There are lawns to the front either side of the front drive that sweeps forward to a carport and double garage with a W.C.. The rear of the house has an attractive paved terrace which provides an ideal space for outdoor dining and entertaining. There are larger lawns to the rear of the house, which also include a back driveway that sweeps towards the equestrian facilities. At the top of the gardens is a notable carp pond with storage and seating, together with a polytunnel and a fruit cage.

#### EQUESTRIAN

Dominated by two furlongs of all-weather gallops, the facilities include grazing (just under six acres) and field shelters with an independent water supply, field troughs and excellent secure access. There are a wide range of outbuildings which include eight modern stables, a new hay barn and a large workshop/storage shed with a W.C. There is ample space for horse boxes and the views over the rural vistas are particularly stunning. The entirety of the grounds benefit from security cameras throughout the grounds. Additional grazing is available by re-establishing one of the fields back to permanent pasture which is currently used as a lawn (approx one additional acre).

#### LOCATION

Nestled in the heart of Lincolnshire, Carlton Scroop is a picturesque village that offers the perfect blend of rural charm and modern convenience. This idyllic location is characterised by its beautiful countryside views, historic architecture, and close-knit community atmosphere. Just a short drive from the bustling market town of Grantham, Carlton Scroop provides residents with easy access to a range of amenities, including excellent schools, shopping, dining, and leisure facilities. The village itself boasts quaint cottages, a charming parish church, and an array of scenic walking trails, making it an ideal spot for those who appreciate nature and tranquility.



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For prospective homeowners, Carlton Scoop presents an opportunity to enjoy a peaceful lifestyle without sacrificing connectivity. The village benefits from excellent transport links, including proximity to the A1 and regular train services from Grantham to London Kings Cross, ensuring that city life remains within easy reach for commuters. Additionally, the local community is known for its friendly and welcoming nature, with various events and activities that foster a strong sense of belonging. Whether you're looking for a serene retreat or a family-friendly environment, Carlton Scoop is a place where you can truly feel at home.

Grantham is a traditional Lincolnshire market town with excellent travel connections, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.

The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer outlet is currently being constructed.

#### **SCHOOLS**

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School. Grantham Prep International School is located on the western fringe of Grantham.







# The Grange, NG32



## Approx. Gross Internal Floor Area

**Main House = 566.99 sq. m 6103 sq. ft**

**Outbuilding = 385.23 sq. m 4146 sq. ft**

**Total = 952.22 sq. m 10249 sq. ft**

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

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