Bowood House

Wellingore

MOUNT & MINSTER

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A prominent and imposing private residence, offering the best of both worlds; modern construction with a contemporary disposition, while enjoying character and grace from top to bottom.

DESCRIPTION

The epitome of contemporary elegance, a modern property that is undoubtedly more than just a house, but unquestionably a home. Never before offered onto the market until now, this glorious self-build has been meticulously built to the highest level, offering all the benefits of twenty first century construction methods with the added benefit of Georgian stature and refinement. Accommodation briefly includes a formal drawing room and dining room, together with a more relaxing sitting room and a stunning Vale garden room that complements a luxury Smallbone bespoke kitchen alongside it. A large utility is also located on the ground floor, as well as a downstairs shower room/W.C.

The first floor features a spectacular master suite with a generous dressing room and a large ensuite with both a bath and a shower. There are two further bedrooms and a well-proportioned family bathroom. The second floor at the top of the house accommodates two further bedrooms and a W.C. There is also a home office space located above the garage.

OUTSIDE

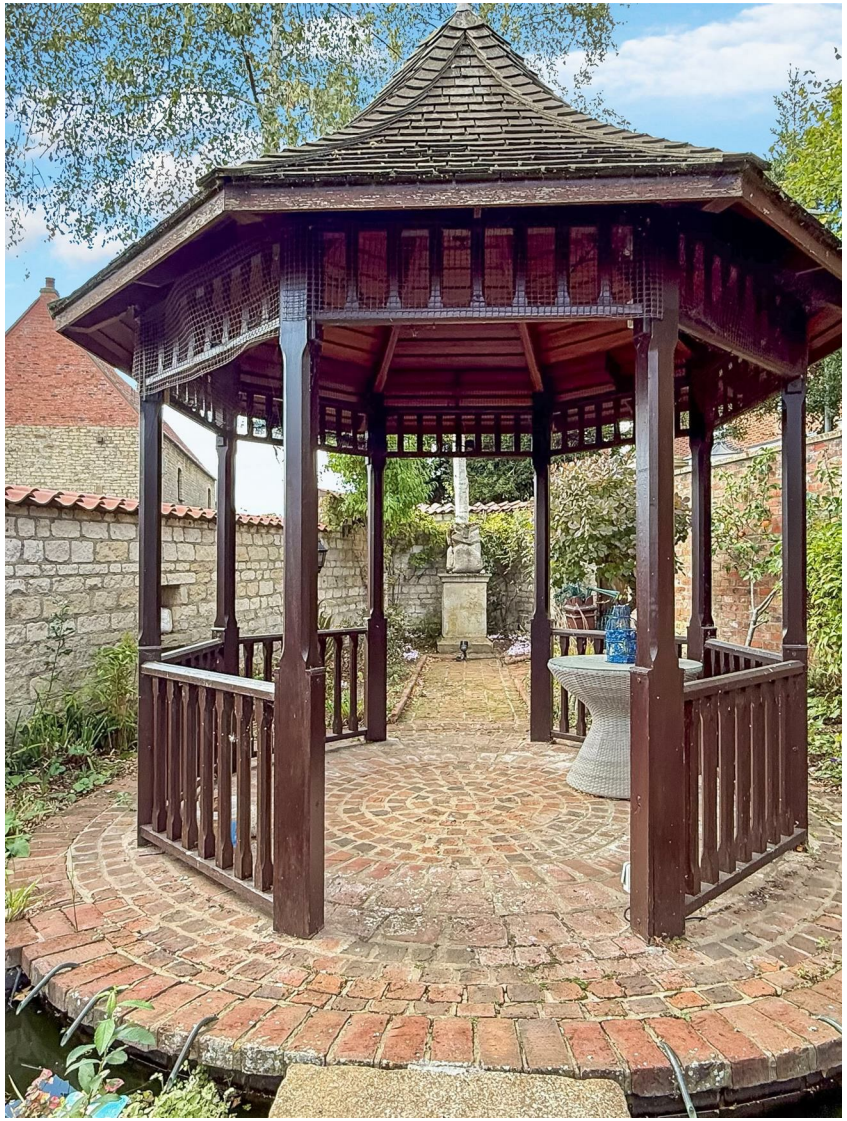
The property is approached up a privately-owned gravel driveway and through an electric gate onto a driveway with ample private parking for multiple vehicles. There is a pedestrian gate to the front elevation, as well as another small side-gate at the bottom of the garden. The front elevation enjoys established box hedges with flower beds on the other side of a paved pathway running the entire length of the house. A gate leads to a haven of a side garden, offering a plethora of flower beds, trees and shrubs that was designed by the multi-award winning Jane Peterson.

A brick paved pathway leads up the length of the garden that leads to a water feature with a traditional pergola in the middle. There are various seating areas and victorian-style lighting, all completely enclosed within high stone and brick walls either side. The rear of the property has a useful storage shed/workshop, with a large double garage off the driveway with an electric up-and-over door.

LOCATION

Wellingore is one of the most sought-after villages along Lincolnshire's cliff edge, renowned for its characterful stone architecture, leafy lanes and far-reaching countryside views. From handsome Georgian residences and charming period cottages to more contemporary family homes, the village offers a property landscape rich in variety and appeal. Nestled on the limestone ridge, residents enjoy a setting of timeless rural beauty, with scenic walks, bridleways and open countryside right on the doorstep, yet with the convenience of Lincoln and Sleaford just a short drive away.

The A15 links directly to Lincoln, Sleaford and Grantham, with high-speed rail services to London King's Cross in just over an hour from Grantham. Blending heritage, convenience and a vibrant sense of community, Wellingore continues to be a highly desirable address for discerning buyers. Local services within walking distance in neighbouring Navenby include a butcher, a Co-Op foodstore, a bakery, a good selection of pubs, a pharmacy, an antiques centre, Indian and Chinese take-aways, florist, barbers, beauty and hair salon, fish and chip shop, dress agency, tea rooms and a very active Community Centre.



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The Cathedral City of Lincoln is one of England's most historic cities, with an impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The historic Bailgate area is a popular part of the city with independent shops, together with the newly establish Cornhill Quarter offering additional high-street shopping and restaurants with an independent cinema.

SCHOOLS

There are a variety of local schools in the area including Navenby Church of England Primary School, rated outstanding by Ofsted, as well as Happy Days Pre-School which also has a good rating. There is also a wealth of well-regarded secondary schools including, Kesteven and Sleaford High School for Girls, Carre's Grammar School in Sleaford and The Priory Academy LSST in Lincoln. There are also several private schools in the locality with Lincoln Minster School educating children between the ages of three and eighteen, as well as the highly respected Burton Hathow Prep School.

SERVICES

The property is centrally heated throughout and is connected to mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

RABBIT
OWL

Bowood House, Wellingore

Approx. Gross Internal Floor Area 3471 sq. ft / 322.62 sq. m (Including Garage)

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

Produced by Elements Property

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