



Swallow House
Marston

MOUNT & MINSTER



Swallow House

Marston

A stunning barn conversion with gorgeous period features, set in glorious gardens and enjoying versatile single-storey living with the added benefit of additional bedrooms upstairs and extensive outbuildings.

DESCRIPTION

Tucked away on the edge of this 'chocolate-box' village sits this charming barn conversion. Lovingly improved and maintained in recent years, this splendid home offers single-storey living at its finest, benefitting from character features, original period elements and glorious vistas over the garden. The majority of the accommodation is all conveniently located on the ground floor with an large open-plan country kitchen with ample space for dining and/or seating, a principal lounge with an open fire, an additional snug with a staircase leading up to a mezzanine office space, an impressive entrance hall with plenty of storage, two generous bedrooms and a fabulous wet-room. Upstairs there are two additional double bedrooms and a beautiful bathroom.

OUTSIDE

The property is accessed onto a gravel driveway which sweeps round to the main dwelling. There are double gates that keep the main garden enclosed. The gardens offer a plethora of colour with various areas providing different elements of enjoyment throughout, The main lawn has a seating area looking over it, while an additional gravel space complements further space for outdoor dining and entertaining. There are multiple outbuildings alongside the main residence, offering plenty of space for storage or an opportunity for further development, subject to planning.

LOCATION

The village accommodates various period and prominent homes, as well as benefitting from a primary school, public house with shop for daily essentials and impressive church. Additional local shopping facilities can be found in Long Bennington and Caythorpe.

Nearby 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.



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The town has its own multiplex cinema and 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. 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 under construction.

SCHOOLS

As well as the local primary school in Marston, additional 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, together with Grantham Prep International School all within close proximity. There is a private mini-bus service to Lincoln Minster School. Long Bennington Church of England Academy is located 4 miles west of the village.

SERVICES

Mains drainage, electricity and water are all connected. Heating is oil fired.

ENERGY PERFORMANCE

Rating: E





COUNCIL TAX

Band: C

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).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 851400

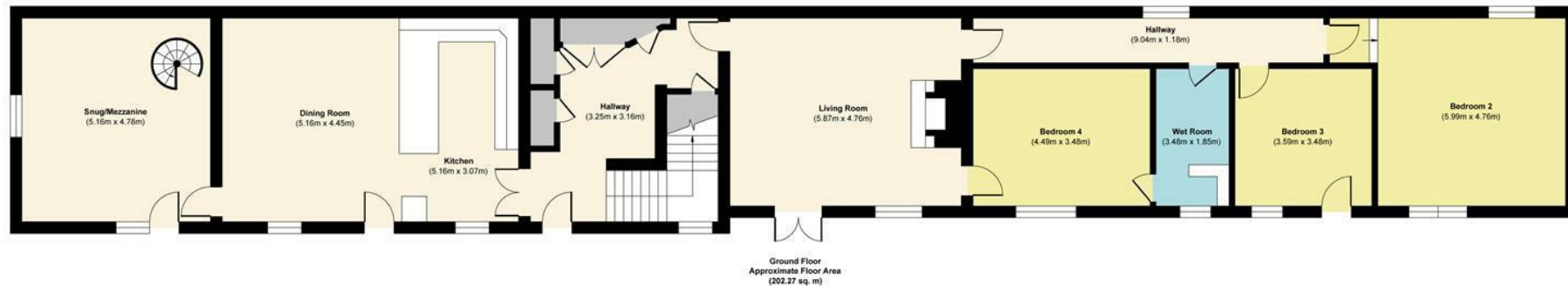
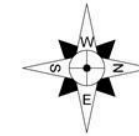
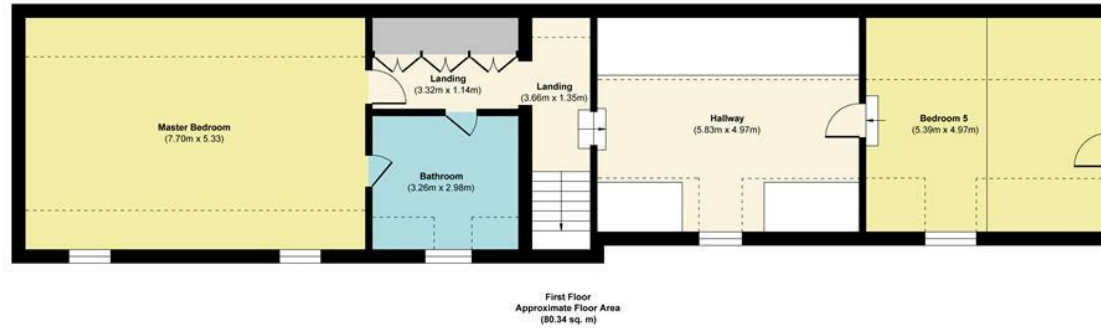
@: info@mountandminster.co.uk

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.



Barkston Road, Marston



Approx. Gross Internal Floor Area 282.61 sq. m

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

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32 Eastgate, Lincoln, Lincolnshire, LN2 1QA

Tel: 01522 176204

Email: info@mountandminster.co.uk

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