



Church Lane Farmhouse Church Lane, Brandon

Guide Price £950,000

 **NEWTON FALLOWELL**

Church Lane Farmhouse Church Lane

Brandon, Grantham

Elegant Georgian six-bedroom home on 0.8 acres in a peaceful village, with fast London rail links, flexible living spaces, landscaped gardens, offices, and potential annexe
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Superb Unlisted 18th Century Farmhouse
- Four Reception Rooms and Impressive Garden Room
- Tastefully Developed and Beautifully Appointed
- Six Bedrooms Over Three Floors
- Delightful Village Position
- Cinema/Family Room
- Wonderful Adam Frost Landscaped Gardens
- Garaging, Workshop and Office Suite
- Flexible Accommodation of Considerable Character
- EPC Rating E





ENTRANCE PORCH

Glazed entrance porch of brick and oak construction.

ENTRANCE HALL

10' 8" x 14' 9" (3.25m x 4.50m)

Having tiled floor, cast radiator and French door to rear garden.

There is also a walk in BOILER ROOM containing Worcester high capacity oil fired boiler and water softener.

WC

With low level WC.

UTILITY ROOM

Having a range of base cupboards and working surfaces, butlers deep glazed sink, plumbing for washing machine, tiled floor and cast radiator.

KITCHEN

14' 7" x 18' 7" (4.44m x 5.67m)

An attractive farmhouse kitchen with a range of painted cupboards, granite work surfaces and dresser, stainless steel one and a half bowl sink, integrated Neff ovens and ceramic hob, tiled floor, exposed painted beams, radiators with covers.

PANTRY

7' 11" x 8' 0" (2.42m x 2.45m)

A most useful and generous walk-in pantry with ample space for freezers etc., cold shelf, storage shelves and tiled floor.



GARDEN ROOM

10' 8" x 23' 0" (3.25m x 7.00m)

Providing a link to the conservatory and in combination a fantastic space for general living and entertaining. Having bar and tiled floor.

CONSERVATORY

14' 7" x 21' 5" (4.45m x 6.52m)

A generous living space from which to enjoy the garden beyond. It has a tiled floor and high capacity Efel stove.

SNUG

8' 1" x 10' 0" (2.47m x 3.04m)

A delightful snug with radiator with cover and tiled floor, WINE STORE off with comprehensive purpose built racking.



LIVING ROOM

15' 0" x 15' 1" (4.58m x 4.60m)

A comfortable and well proportioned sitting room with a wide bay window, heavily beamed ceiling, hole in wall style wood burning stove with exposed brick surround, two radiators with covers.

INNER HALL

Having staircase off to first floor, under stairs storage cupboard and cast radiator.

DINING ROOM

15' 0" x 16' 1" (4.57m x 4.89m)

With wide bay window to the side, wood burning stove, tiled floor, radiator with cover.

CINEMA / FAMILY ROOM

17' 7" x 20' 4" (5.36m x 6.19m)

A spacious multi-purpose room with windows to front elevation, radiator with cover.

CONSERVATORY

8' 10" x 15' 1" (2.69m x 4.60m)

A second conservatory overlooking a walled vegetable garden, with garden tap and tiled floor.

FIRST FLOOR LANDING

Having staircase off to the second floor.

BEDROOM ONE

15' 1" x 16' 1" (4.60m x 4.89m)

With two shuttered windows, beamed ceiling, radiator with cover

DRESSING ROOM

Having shuttered window, radiator with cover and tiled floor.

EN-SUITE BATHROOM

With deep roll top free-standing bath on ball and claw feet, walk-in shower, pedestal wash basin and low level WC., radiator with cover.

GYMNASIUM

17' 9" x 20' 4" (5.42m x 6.19m)

Situated off the master bedroom and with a high vaulted ceiling, large mirror, two Velux type windows, dormer window, radiator with cover.





BEDROOM TWO

11' 11" x 14' 4" (3.63m x 4.36m)

Having a range of Sharps fitted wardrobes, exposed beams, and cast radiator.

BEDROOM THREE

11' 1" x 15' 9" (3.37m x 4.80m)

With Sharps fitted wardrobes, beamed ceiling and radiator.

FAMILY BATHROOM

Having a deep roll top bath on ball and claw feet, shower cubicle, wash basin/vanity cupboard, low level WC and chrome towel rail.

ROOF TERRACE

11' 6" x 23' 7" (3.50m x 7.20m)

Accessed off the landing through a French door and providing a lovely south facing outdoor area with grass matting and a spiral staircase descending to the garden.

SECOND FLOOR LANDING

BEDROOM FOUR

14' 9" x 16' 3" (4.49m x 4.95m)

With an open ceiling with exposed timbers, two Velux type windows and end gable window, radiator.

BEDROOM FIVE

13' 11" x 15' 1" (4.25m x 4.60m)

Having an open ceiling with exposed timbers, two Velux type windows and end gable window, radiator and additional built-in cupboard.

BEDROOM SIX

11' 8" x 22' 9" (3.56m x 6.93m)

A charming room with bridge and gable window.

STORE

A useful walk in store/attic.

STORE / TANK ROOM

Situated off the store above.





BATHROOM

Containing a suite of panelled bath with shower and screen over, wash basin and low level WC with a concealed cistern, tiled floor and chrome towel rail.

GARAGE

9' 0" x 20' 3" (2.75m x 6.17m)

Having double entrance doors, light and power.

WORKSHOP

12' 0" x 25' 1" (3.66m x 7.64m)

A generous workshop situated between the two garages, with light and power.

GARAGE

8' 11" x 20' 3" (2.72m x 6.17m)

Having double entrance doors, light and power, with enclosed staircase to office suite above.

LANDING

With Velux type window and large double cupboard.

OFFICE

12' 10" x 22' 4" (3.91m x 6.80m)

A generous self contained first floor office with ample light through 3 Velux type windows and having spotlighting and electric radiators.

WASH ROOM/WC

With low level WC and pedestal wash basin, Velux window.

GARDEN OFFICE

10' 2" x 13' 4" (3.09m x 4.07m)

An enviable feature discretely situated in the garden and the perfect spot for peaceful working whilst enjoying an open rural outlook. Well insulated and with internet connection.

SERVICES

Mains electricity and water are connected. Drainage to a private system. Oil fired central heating. Ultrafast broadband is believed to be available in this area. Please check with service providers.

COUNCIL TAX

The property is in Council Tax Band F.





VIEWING

Strictly by prior appointment through Newton Fallowell.
Postcode: NG32 2AP What3words: bother.dorms.explain

SCHOOLS

Brandon lies between the villages of Claypole and Caythorpe both of which have primary schools, Claypole Church of England Primary being rated Good by Ofsted. A wide choice of secondary schools are in the area with Sir William Robertson Academy in Welbourn (7 miles/10 mins), rated Good by Ofsted, and further excellent state secondary schools in Grantham (9 miles/20 mins) and Sleaford (12 miles/20 mins); Grantham has The King's School (for boys) and Kesteven and Grantham Girls' School both extremely highly regarded grammar schools rated Outstanding by Ofsted. Sleaford also has state grammar schools, Carre's Grammar School, and Kesteven & Sleaford High School (for Girls), as well as St. George's Academy, all rated Good by Ofsted. The Lincoln Minster Schools (Prep and Senior) offer exceptional independent education in Lincoln, and there are other private schools in Grantham and Newark.

AGENTS 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

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.

Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks













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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