



THE STABLES

HOUGHAM





Rooted in the rural landscape which surrounds, discover The Stables in the peaceful Lincolnshire village of Hougham, one of just four individual homes created from the former buildings of Grange Farm Barns, bringing country character together with comfort and convenience.

Fields stretch into the distance upon arrival along The Stables' private gravelled driveway, while closer to home, mature trees cast dappled shade across the landscaped lawn. Parking is plentiful, with a detached double garage too.

Serenity reigns supreme, the silence interrupted only by the crunch of gravel and the soundtrack of birdsong. Indoors, the sense of restful rurality continues in the soft curves, exposed brick, and wooden flooring of the entrance hallway. Fresh white walls amplify the light streaming through a picture window ahead, inviting the walled courtyard garden beyond into frame, while traditional latched doors echo the home's rustic character.

Airy and bright, original A-frame beams embellish the double height ceiling above; authentic accolades to the origins of the home.



SEASON YOUR SENSES

The grain of timber, patina of old beams and warmth of exposed brick come together not only in the sociable kitchen diner, but throughout the home to lend The Stables country comfort and character, while an array of integrated appliances ensures these nostalgic nods are balanced by modern sensibility.

Watch the mist rise over a mug of morning coffee as sunlight drifts through the timber-framed windows, then fold back the bifolding doors and marry the kitchen-dining-living room with the quiet of the courtyard on hazy summer days for al fresco dining from breakfast 'til supper. With different terraces accessible from the many bifolds, discover different places to dine, unwind and follow the sun throughout the day.

After dinner retreat to the family snug, sink into the sofa beneath the beams and catch up long into the evening, with the warmth of exposed red brick and softly lit cabinetry creating a cosy counterpoint to the openness of the main culinary hub.



A CHANGE OF SCENE

Working from home feels rather less like work in the study, tucked away beyond the snug with garden views to glance up to from the broad corner desks. Light and spacious yet cosy, contemporary built-in cabinetry spans the wall, creating a dedicated workspace that could easily function as a library or playroom, away from the main flow of the home.

PRACTICAL PLACES

Just off the entrance hall, the downstairs cloakroom and laundry room continue to balance rustic charm with practicality, the latter fitted with streamlined handleless cabinetry, a sink and plumbing for a washing machine and dryer.





BEDTIME BECKONS

Experience the immersive connection with nature at The Stables, where even the inner hallway beckons you outdoors via French doors opening onto the terrace and into the garden beyond.

Wake to these same peaceful garden views in the principal bedroom, with space to stretch out in a super king-sized bed beneath the high ceiling, while exposed brick against fresh white plaster features once more.

On summer mornings, open the glazed door and step straight onto the terrace to start the day in the balmy warmth while admiring the views.

In the en suite, twin wash basins and a large shower offer space to freshen up before the day ahead, while the walk-in dressing room serves your sartorial needs, furnished with illuminated hanging space and alcove shelving beneath the natural light of a rooflight.

Sink into bliss in the guest bedroom, whose double-height ceiling lends an airy sense of space. Built-in wardrobes frame a dressing table, its Hollywood-style bulbs adding a little glamour to the country aesthetic. Two further double bedrooms offer room for family and friends, with exposed brick curving into the crisp plasterwork behind the bed in one serving as another tactile reminder of the home's heritage.

Refresh and revive in the family bathroom, for soaks in the freestanding bathtub beneath a backdrop of exposed brick and glossy white metro tiles embellishing the separate walk-in shower. Rustic textures and polished finishes blend past and present throughout The Stables.





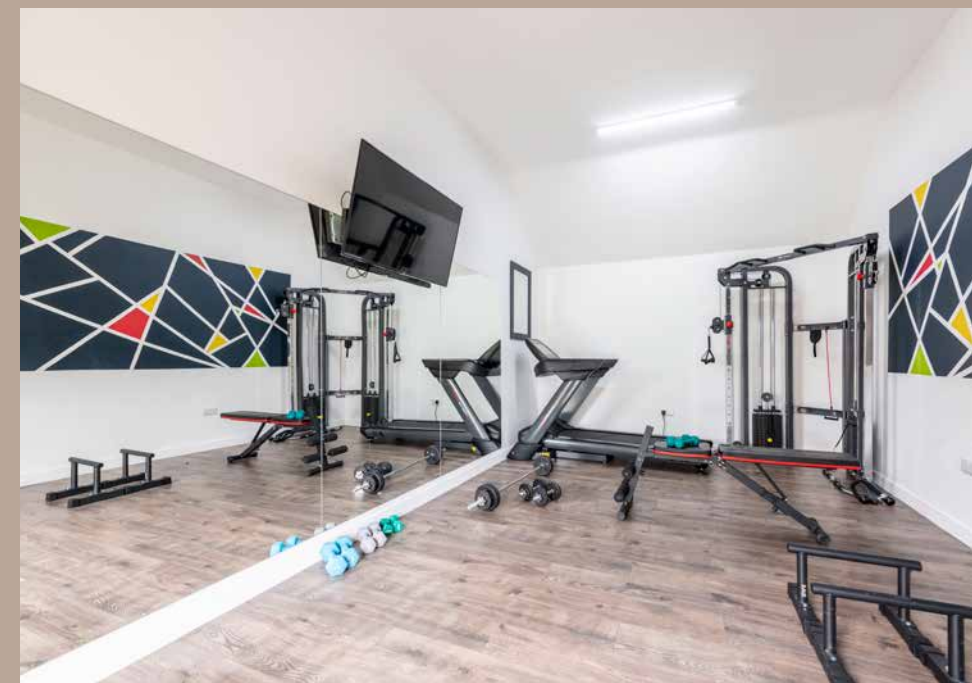
STAY FOR THE VIEW

Beyond the kitchen and dining room, the garden beckons, terrace making way for lawn laid out in the shade of mature oaks with rolling fields stretching into the distance. Dine directly outside on one of the many terraces offering the perfect spot for breakfast in the sunshine or supper overlooking the countryside.

Beyond the lawn, at the rear of the double garage discover the large home gym. With a

wooden floor, mirrored wall and plenty of light and space, work out at home before stepping straight back into the garden to refresh and breathe in the view.

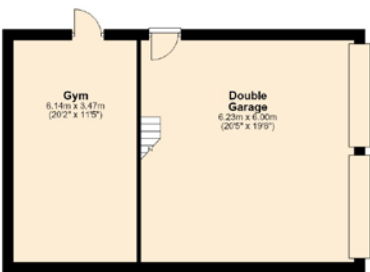
Also accessible off the kitchen, the walled courtyard garden feels more formal, with flagstone and gravel among ornamental planting, a distinguished spot for a glass or two with friends.



THE FINER DETAILS

- Freehold
- Semi-detached barn conversion
- Barns date to c. 1900, converted in 2018
- Plot approx. 0.38 acre
- LPG central heating
- Underfloor heating
- Sewage treatment system
- South Kesteven District Council, tax band E
- EPC rating C

Total Home: approx. 204.7 sq. metres (2,203.1 sq. feet)
Total Outbuildings: approx. 84.8 sq. metres (912.8 sq. feet)



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ON YOUR DOORSTEP

Tucked into gently rolling Lincolnshire countryside, Hougham offers the quiet rhythms of village life while remaining exceptionally well connected. Footpaths and bridleways weave through the surrounding farmland, with routes towards neighbouring Marston and sections of the Viking Way providing plenty of opportunity to head out on foot and enjoy the landscape. At the heart of Hougham stands the historic Grade I listed All Saints' Church, while the village shares a hall, playing field and active community life with nearby Marston.

Just a short distance away, Marston provides useful day-to-day amenities including The Thorold, a community village shop and Marston Thorold's Charity C of E School. Families are particularly well placed for schooling further afield too, with morning bus collection for Grantham's grammar schools from the end of the drive, and convenient pick-up points for Lincoln Minster School at Caythorpe and Oakham School at Downton, both only a few minutes away. For a wider choice of shopping, dining and leisure, Grantham

lies nearby, while Newark is also within easy reach.

Hougham's position close to the A1 makes journeys north and south particularly straightforward, with both Grantham and Newark providing mainline rail services; Newark Northgate offers direct trains to London King's Cross. It is a setting that feels distinctly rural, yet places town amenities and excellent transport connections comfortably within reach.

LOCAL DISTANCES

- Grantham 8 miles (16 minutes)
- Newark 9.2 miles (18 minutes)
- Lincoln 19 miles (36 minutes)
- Stamford 28 miles (31 minutes)
- Nottingham 29 miles (55 minutes)



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