



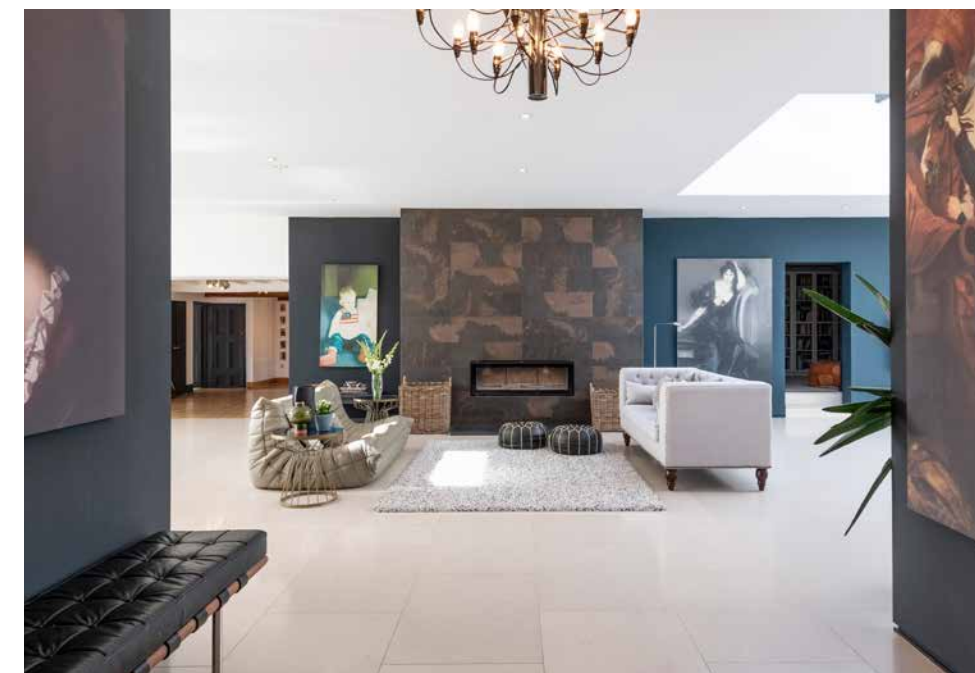
THE SHAW'S

HOUGH-ON-THE-HILL





With its origins in the 1830s, The Shaws is a handsome red-brick home that has been thoughtfully remodelled and extended to create around 4,500 sq ft of beautifully considered living space, where generous open-plan spaces sit comfortably alongside the character of the original house.



Designed to connect naturally with its rural surroundings, light-filled interiors, expansive glazing and an easy flow between inside and out give The Shaws a distinctly modern feel, while its proportions, materials and countryside aspect ensure it remains entirely at ease within its setting.

Park on the golden gravel driveway, or in the detached double garage, before discovering the warmest of welcomes within, where the broad entrance hallway opens up ahead to the capacious open-plan kitchen and living space, revealing the breadth of the views that surround.



A SHOWSTOPPING ARRIVAL

An impressive front door, flanked by glazed panels, opens into a remarkable open-plan space where the scale is immediately apparent. Polished limestone runs underfoot, warmed by underfloor heating, while generous roof lanterns and broad expanses of glazing draw daylight deep into the room and give the whole space a wonderfully open, uplifting feel.

The layout unfolds naturally into a series of distinct but connected areas for cooking, dining and relaxing. At the heart of it all, the contemporary kitchen by NGI Design of Stamford is centred around a substantial marble island with waterfall edges, combining preparation space, storage, an integrated dishwasher and sociable bar seating. Richly grained cabinetry brings warmth to the clean-lined design, while twin ovens and an induction hob make this as practical as it is striking.



An escape from the everyday, offering the simple pleasures of country living, elevated by touches of luxury and enhanced by the tranquillity of nature at your fingertips – experience the serenity of The Shaws.



From here, the room opens into a generous dining area, beyond which sliding doors and floor-to-ceiling windows bring the quintessential countryside views into almost touching distance – the long grass of the fields ripples in the breeze while treelines and hedgerows point out towards the horizon.

A dramatic tiled chimney breast by Porcelanosa forms a strong central feature, with an inset wood-burning stove creating a natural point around which to gather, while a further relaxed seating area beneath the roof lantern feels light-filled by day and made for movie nights after dark.



Across the whole space, the materials, proportions and light work together beautifully. Timber, marble and limestone soften the crisp contemporary lines, while the fully glazed wall pulls the landscape into the room, giving the kitchen, dining and living areas an effortless connection to the garden and far-reaching rural views beyond.

TAKE TIME TO UNWIND

Step up from the seating area into a sublime library, with a wall of glass-fronted bookcases and a quiet corner desk; perfect as a reading room, study or playroom depending on the moment.



PRACTICAL PLACES

Keeping the everyday clutter of country life neatly contained, the boot room entrance offers four floor-to-ceiling cupboards providing ample storage for coats and shoes. Limestone flooring with underfloor heating continues throughout this practical part of the home.

In the laundry room there is plumbing for a washing machine and dryer, with a glazed door offering direct access outside, while a cloakroom completes the practical facilities.



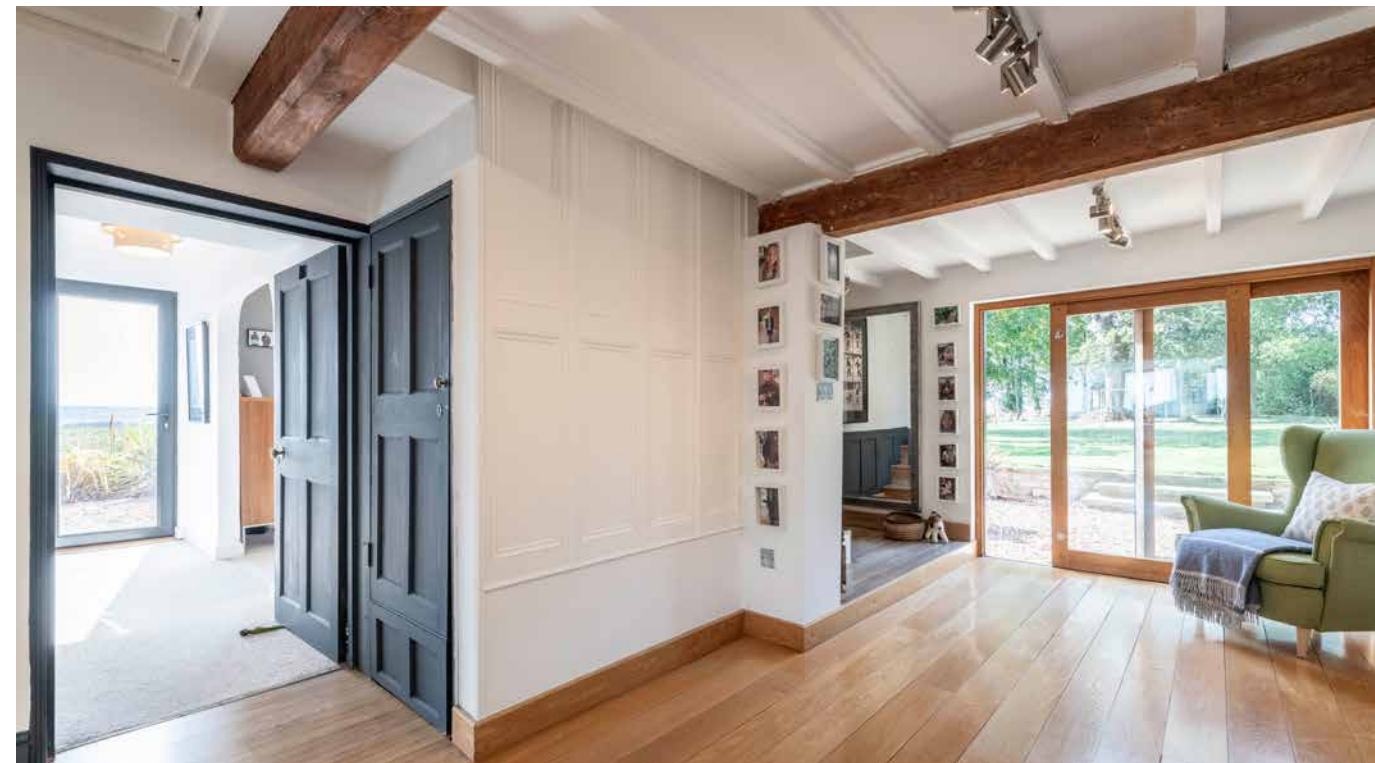
SOOTHE YOUR SENSES

Blissful bathing awaits in the luxury of the ground-floor Italian marble bathroom, tiled in smooth veined monochrome. A freestanding bathtub, twin wash basins, lavatory and separate walk-through double shower sit beneath tall windows that drench the space in light.



ROOM FOR ALL

Versatility continues on the ground floor, where the first of The Shaws' five bedrooms offers an accessible option for guests or family members, with direct access out to the south-facing garden. Opposite sits the study, complete with wood-burning stove and garden views, while a characterful, restful rear hallway lies adjacent. Together, this end of the home lends itself naturally to use as a more independent suite, creating a degree of separation without feeling disconnected from the rest of the home.





SWEET DREAMS

Upstairs, four further bedrooms await, each unique in its character and layout. Ideal for children or visiting grandchildren, the first double bedroom rises to an impressively high, beamed ceiling, making the most use of light and space with large double aspect picture windows framing leafy views across gardens, trees and countryside.

Saturated with light, the next bedroom faces south, with two large windows and extensive built-in wardrobes providing plentiful storage. The fourth charming bedroom has high ceilings offering ample space for bunk beds or a double and an abundance of built-in wardrobes, with the large window drawing the garden into view; adjacent to here is a cloakroom – currently with a basin and lavatory, there is plenty of space to add a shower.





A dressing area lined with built-in wardrobes leads past the en suite, where a P-shaped bath with overhead shower offers refreshment, before steps rise up into the enormous principal bedroom. Flooded with light from a skylight and glazed doors opening to a Juliet balcony overlooking the west-facing garden, watch the sun dip down at the end of the day in this peaceful retreat.



STEP INTO THE VIEW

Immersive views beckon throughout The Shaws. Step outside from the kitchen, dining and living space and see the landscape unfurl in the south-facing garden, which then wraps around to the west, where a separate area of golden gravel steps up to the lush green lawn, offering ample space to kick a football beneath the dappled shade of the mature trees.

Additional garaging and ancillary buildings present unique opportunities for creating annexe accommodation.



What the owners love...

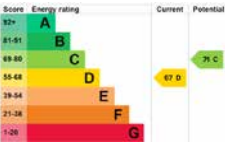
“We love the light, peace and ever-changing countryside views, with wonderful walks from the door and wildlife all around us - from pheasants and partridges to deer - while the changing seasons and the old walnut tree make the setting feel special all year round.”



THE FINER
DETAILS

Freehold
Detached
Dates to 1830s, fully remodelled
and extended
Plot approx. 0.9 acres
Oil central heating
Mains electricity and water
Septic tank
South Kesteven District Council,
tax band D
EPC rating D
What3words ///finders.spells.catchers

Ground Floor: approx. 302.7 sq. metres (3,258.6 sq. feet)
First Floor: approx. 101.8 sq. metres (1,095.6 sq. feet)
Total Home: approx. 404.5 sq. metres (4,354.2 sq. feet)
Garages: approx. 80.9 sq. metres (870.9 sq. feet)
Outbuildings: approx. 103.5 sq. metres (1,113.7 sq. feet)



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THE SHAW S



NEAR AND FAR

Set amid gently rolling Lincolnshire countryside, Hough-on-the-Hill is a small, characterful village around seven miles north of Grantham, offering an appealing sense of rural seclusion without feeling cut off. Its historic heart includes Grade I listed All Saints' Church and the award-winning 17th century Brownlow Arms inn, restaurant and hotel, while surrounding lanes and footpaths open onto farmland and far-reaching country views.

Everyday pleasures and practicalities are all within easy reach in nearby Barkston, including a village shop, garage, C of E primary school, village hall, church and traditional country pub, The Stag. The village of Caythorpe also provides useful day-to-day amenities including a shop, GP surgery, primary school, church, two pubs and a thriving cricket club, with Grantham offering a much wider choice of shopping, dining, leisure and schooling.

Belton Estate is one of the area's most distinguished attractions, its magnificent 17th century country house set within formal gardens, ancient woodland and an expansive deer park. The estate offers beautiful walking throughout the seasons, alongside a rich calendar of events including the unmissable Christmas light trail.

Schooling is particularly well catered for, with village primary options including Barkston, Caythorpe and Long Bennington; Grantham's highly regarded grammar schools, The King's School and Kesteven & Grantham Girls' School, are within easy reach. Independent choices include Witham Hall, Stamford, Lincoln, Oakham and Uppingham all within a 45-minute drive of The Shaws.

For commuters, Grantham's East Coast Main Line station offers direct services to London King's Cross in around an hour, while the A1, A17, A52 and A15 provide convenient road connections towards Grantham, Newark, Lincoln and Boston, as well as routes north and south.

LOCAL
DISTANCES

- Caythorpe 1.7 miles (5 minutes)
- Barkston 2.5 miles (5 minutes)
- Grantham 6.1 miles (15 minutes)
- Newark 10 miles (20 minutes)
- Sleaford 12 miles (23 minutes)
- Lincoln 20 miles (38 minutes)
- Stamford 31 miles (39 minutes)





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