BY DESIGN

Park House

Main Drive, Sudbrooke, Lincoln, Lincolnshire, LN2 2QY

Park House enjoys a truly distinguished setting within this sought-after village

Approached through impressive 18th-century gate piers, past a pair of characterful 19th-century brick and half-timber lodges, formerly the gatehouses of Sudbrooke Holme, Park House enjoys a truly distinguished setting within this sought-after village, just five miles from Lincoln. This substantial five-bedroom detached family home of around 4,600 sq ft sits within beautifully landscaped, south-facing private grounds of around an acre. The grounds are equally impressive, with a sweeping gravelled driveway, two-bay oak-framed carport, secure gated access, a further private driveway with workshop and a stunning oak-framed outdoor kitchen complete with wood-fired pizza oven and BBQ, all framed by beautiful woodland views.















Accommodation

Approached through impressive 18th century gate piers, past a pair of characterful 19th century brick and half-timber lodges, formerly the gatehouses of Sudbrooke Holme, Park House enjoys a truly distinguished setting within this sought-after village, just five miles from Lincoln and within easy reach of Newark and a mainline connection to London Kings Cross in around 80 minutes.

Park House is a substantial and versatile five-bedroom detached family home of around 4,500 sq ft, offering light, spacious and versatile living accommodation throughout. The well-proportioned rooms include a generous 28 ft reception room, a recently fitted kitchen and an impressive 33 ft snooker room, making this an exceptional home for both family life and entertaining on a grand scale.

The grounds are equally remarkable. To the front, a sweeping gravelled driveway provides ample parking alongside a two-bay oak-framed carport, with a second set of double wooden gates leading to a further private driveway and a useful workshop. The beautifully landscaped south-facing gardens of around an acre wrap around the property to the south and west, principally laid to lawn and framed by an abundance of mature trees, planted beds, shrubs and specimen trees, with open woodland views to the rear creating a wonderfully tranquil and secluded setting.

The principal outdoor entertaining area is a real highlight, featuring a stunning oak-framed covered outdoor kitchen complete with built-in wood-fired pizza oven, barbeque, fridge and outdoor heaters. A detached oak summer house with glazed veranda opens onto a private paved terrace, with a further covered seating area with glass roof accessed directly from the main house, alongside an ornamental pond and water fountain, a hot tub area and far-reaching views over the formal gardens.





Location, Schooling & Services

The location is quiet and peaceful with the heart of the village of Sudbrooke an easy walk. For those wanting fresh air and exercise, there are numerous beautiful walks and cycle rides through woodland and beside lakes, featuring a world of wildlife habitats. The centre of the community has a church, a village shop with post office, a café, a hairdresser, a village hall, playing fields and a tennis court. Larger shops and medical centres are in Nettleham less than 3 miles away and Welton about 4 miles, and even nearer, Scothern has a primary school and the popular family and dog friendly village pub, The Bottle and Glass, serving home-cooked food and real ales.

Lincoln lies about 5 miles away and is a vibrant university city offering a wealth of facilities. The magnificent cathedral and castle sit at the top of the hill, with the popular Bailgate and Steep Hill below, offering independent shops, restaurants and cafés. The attractive Brayford Waterside area, the Cathedral Quarter and Cultural Quarter all add to the city's considerable appeal, alongside Eastgate Tennis Club, the County Hospital and the BMI private hospital. For fitness and leisure, the David Lloyd health club at Burton Waters, around 8 miles away, offers a state-of-the-art gym, indoor and outdoor tennis courts, swimming pool and spa facilities. Lincoln Minster School, offering both Prep and Senior education, is also easily accessible in the city centre. For those wanting to venture further, the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty, is about 12 miles in the other direction, with the east coast beyond.

For reaching London, the city offers direct daily trains to Kings Cross, and a half hour drive to Newark to the southwest provides fast train connections to Kings Cross in around 80 minutes, making a total door to door journey time of approximately 2 hours. Newark also provides excellent road links via the A1, with further connections via the A46 and A17, and a similar distance at Markham Moor gives access to the A1 Northbound.

The property lies in an area with a choice of excellent schools for primary and secondary education, all within easy reach. Ellison Boulters Church of England Primary in Scothern is the closest, less than 3 minutes by car, rated Good by Ofsted following its most recent inspection in June 2024, with behaviour and attitudes, personal development and early years provision all rated Outstanding. Reepham Church of England Primary is about a 4-minute drive, also rated Good by Ofsted, again with behaviour and attitudes, personal development and early years provision all rated Outstanding.

For secondary education, the property is in catchment for William Farr C of E Comprehensive in Welton, less than 10 minutes away, rated Good by Ofsted. On the southern edge of Lincoln, The Priory Academy LSST is also rated Good by Ofsted and is one of the most oversubscribed schools in Lincolnshire. About 20 minutes by car towards Horncastle, Queen Elizabeth's Grammar School is rated Good by Ofsted following its most recent inspection in June 2024 and remains a highly regarded selective school serving the wider area. In the private sector, the well-regarded Burton Hathow Preparatory School, an independent school for children aged 2 to 11 set in beautiful, wooded grounds on the outskirts of Lincoln, is easily accessible, as are the extremely well-regarded Lincoln Minster Schools, offering both Prep and Senior education, around 10 minutes away in the city centre.

Local Authority: North Kesteven District Council | Tenure: Freehold | Council Tax Band: E | Services: Mains gas, electric, water and drainage | Epc Rating: C



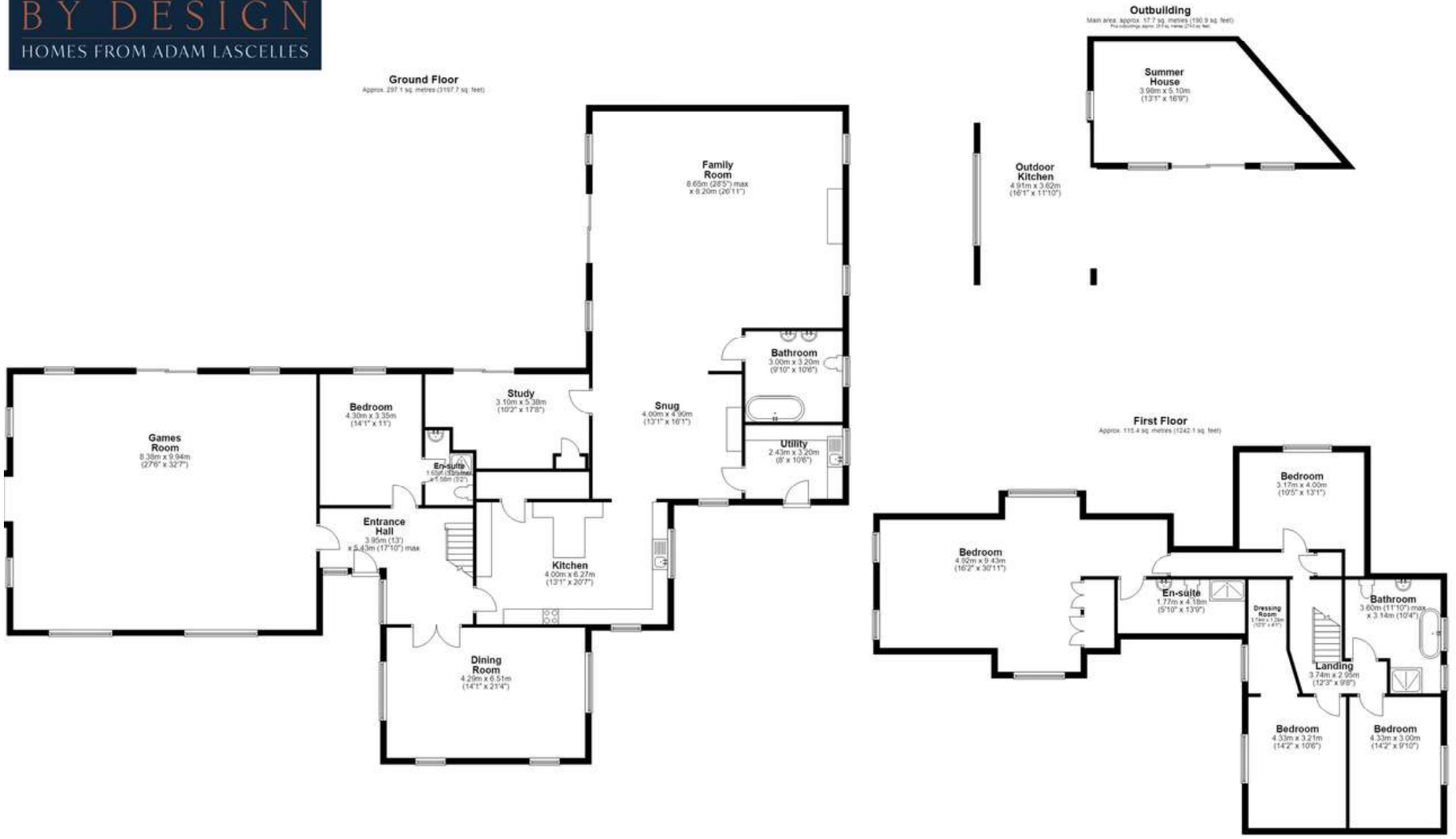






BY DESIGN

HOMES FROM ADAM LASCELLES



Main area: Approx. 430.2 sq. metres (4630.7 sq. feet)

Plus outbuildings, approx. 25.5 sq. metres (274.0 sq. feet)

BY DESIGN

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National audience
local knowledge