



Lower Road  
Hough-On-The-Hill

MOUNT & MINSTER



# Lower Road

Hough-On-The-Hill

A charming country cottage, tucked away in an equally splendid Cliff Village with a glorious garden and beautifully renovated by the current owners to offer a comfortable and relaxing home.

## DESCRIPTION

A glorious home in a highly sought-after Cliff Village, surrounded by 'chocolate-box' period residences and one of the best pubs in the East Midlands. The accommodation on offer has been meticulously maintained and updated by the current owners to create a wonderfully welcoming space that offers flexible living and gorgeous vistas. The accommodation briefly includes an entrance hall, an open-plan kitchen diner with a superb walk-in pantry, a large lounge with a feature log-burner, a dining room, utility and W.C./boot room, three generous bedrooms and two bathrooms, including an ensuite. There are period features from top to bottom and subtle sense of warmth and comfort throughout.

## OUTSIDE

The property benefits from private parking on a large gravel driveway alongside several outbuildings. At the end of the driveway is a paved dining space alongside a pizza oven and elevated decking next to a double skinned outside office with fully insulated walls, floor and roof. The main garden is an oasis of colour with flower beds, trees and shrubs complimented by a timber framed garden room with retractable covers and a handsome vista over the landscaped gardens. There is a further storage shed and a path leading to a gate and original entrance.

## LOCATION

Hough-on-the-Hill is one of the most sought-after villages in the East Midlands. Known for its stunning views, period residences and multi-award winning public house, the Brownlow Arms, this pretty location also offers excellent travel connections to London, with Kings Cross taking just 1 hour from Grantham.

Grantham benefits from its own multiplex cinema and enjoys 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

Both 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, as well as a private mini-bus service to Lincoln Minster School. Caythorpe is fortunate to also be suitably located for highly respected Sleaford schools including Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy. Grantham Prep International School is 20 minutes away.

## SERVICES

The property is centrally heated throughout (oil) with mains water, electricity and drainage all connected.



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**ENERGY PERFORMANCE**

Rating: F

**COUNCIL TAX**

Band: C

**METHOD OF SALE**

Offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession upon completion.

**VIEWING**

Strictly by prior appointment with Mount & Minster: 01476 851400

**ADDITIONAL INFORMATION**

Please contact Mount & Minster:

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.







# Lower Road, Hough-on-the-Hill



**Approx. Gross Internal Floor Area 1809 sq. ft / 168.21 sq. m (Including Outbuilding)**

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

Produced by Elements Property



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