



# Cedar Lodge

Caythorpe

MOUNT & MINSTER



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A private and secluded residence extending to just over two acres with a spacious, character home enjoying open-plan living at the highest level with superb travel connections on the door step.

## DESCRIPTION

An eminently private and special home sitting in its own extensive grounds, including a large paddock with its own gated access. Extending to just over two acres, this splendid semi-detached home offers the discerning buyer the opportunity to acquire a spacious home extending to over 4,700 sqft with open-plan living to the highest standard and ample outdoor space for entertaining and a plethora of pursuits and hobbies.

The accommodation includes a large entrance hall which leads on to both a formal dining room and a drawing room, both providing a dedicated wing for formal entertaining. In addition there is an exquisite family room for additional dining and more relaxed living, with doors opening out into the courtyard garden. Adjoining this impressive space is the equally superb kitchen diner with bifold doors leading out onto the paved terrace and gardens. To the first floor there are five generous bedrooms and three bathrooms, including an ensuite to the master bedroom, complimented by a walk-in wardrobe.

## OUTSIDE

The property is approached through electric gates that open onto a spacious gravel driveway with ample parking for multiple vehicles. There are two garages and a further two open-fronted car ports with a side staircase leading up to the elevated balcony and two games rooms. This annexing accommodation is deemed suitable for change of use, subject to planning. The courtyard garden provides multiple seating areas and a pond, while the main garden is predominantly laid to lawn with a range of flower beds, trees and shrubs.

The paddock can either be accessed from the bottom of the garden, or alternatively there are gates off the lane. The land is permanent pasture at present and is suitable for a range of uses, including equestrian.

## LOCATION

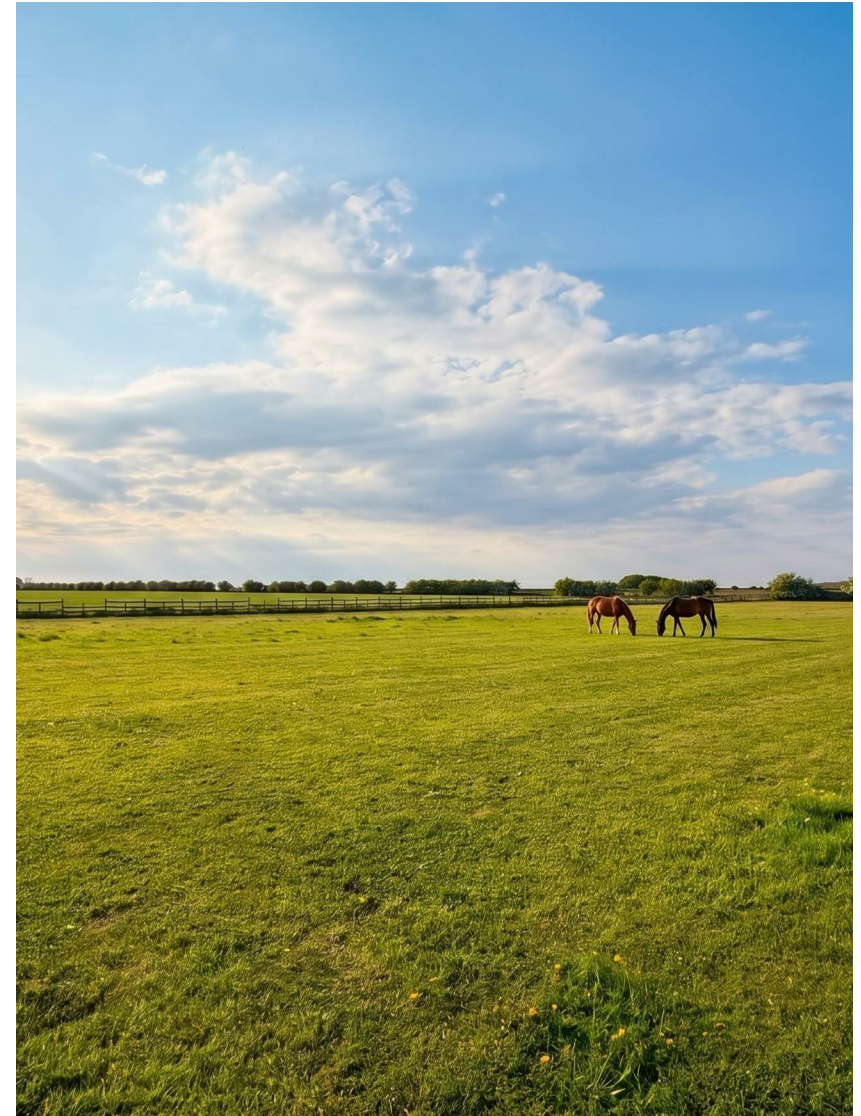
Caythorpe is a popular Cliff village close to the historic city of Lincoln and market towns of Newark, Grantham and Sleaford, with various commuter routes including the A1 trunk road, A46 and access to London via high speed rail network (approx 1hr from Grantham). The village has a post office, village store, village hall, social club, primary school, medical centre and two public houses, and lies on a bus route between Lincoln and Grantham.

## SCHOOLS

Ideally located for growing and mature families, both Grantham, Lincoln and Sleaford are well-regarded for the quality of their local schools, which regularly achieve some of the best academic results in the area. 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 from Caythorpe 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 is easily accessible just over 20 minutes by car.

## SERVICES

The property is centrally heated throughout (oil) with mains water and electricity. Private drainage to a septic tank.



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**ENERGY PERFORMANCE**

Rating: TBC

**COUNCIL TAX**

Band: F

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession upon completion.

**VIEWING**

By prior arrangement with the Agents (01476 851400).

**ADDITIONAL INFORMATION**

For further information, please contact Mount & Minster, Grantham:

T: 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.







# Cedar Lodge, Caythorpe Heath



**Approx. Gross Internal Floor Area 4437 sq. ft / 412.38 sq. m (Including Garage & Games Room)**

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

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