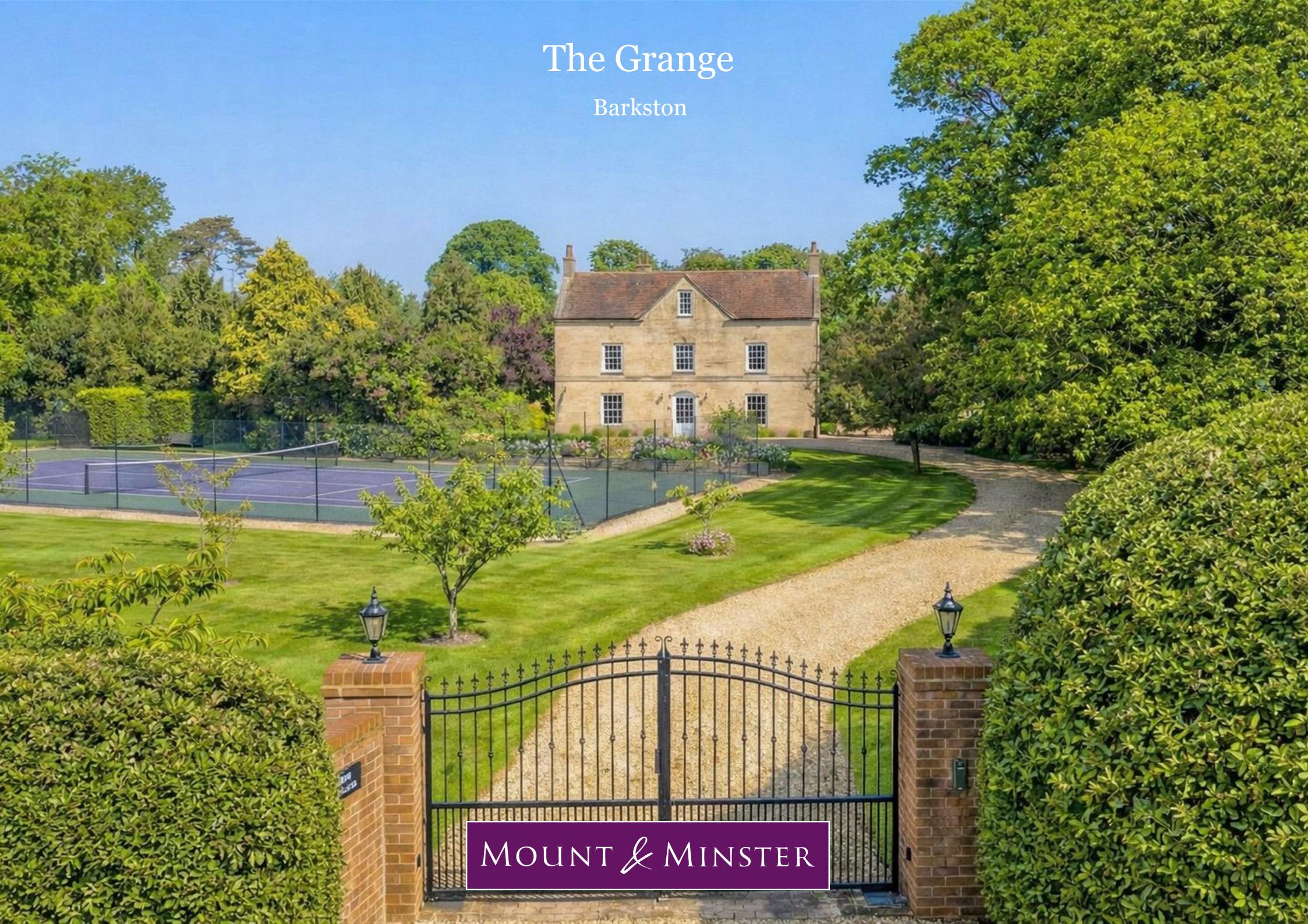


# The Grange

Barkston



MOUNT & MINSTER



# The Grange

Barkston

An elegant 18th century private residence, tucked away in a secluded position with grounds extending to just under three acres. A prominent home, ideal for entertaining and just one hour's train commute to London from nearby Grantham.

#### DESCRIPTION

One of the finest homes in Lincolnshire, conveniently located close to Grantham station with an easy commute to London Kings Cross of just one hour, this handsome residence offers the discerning buyer the opportunity to acquire a large yet manageable country house with entertaining space from top to bottom.

The beautifully presented living accommodation includes a large, open-plan kitchen with both living and dining space, opening out onto the terrace in front of the pool. This is complemented by a large utility room. The various reception rooms offer peaceful and comfortable living with a formal drawing room, a more relaxed family room, a dedicated cinema room with in-built surround sound system, a games/play room, as well as a private study. Upstairs there are ample bedrooms, all of which are of generous proportions with four bathrooms, including an ensuite to the master bedroom and a further Jack-and-Jill ensuite to two additional bedrooms.

#### OUTSIDE

The property is approached up a sweeping driveway, through double cast iron electric gates with an intercom system. The gravel driveway continues past the recently resurfaced tennis court and up to the principal dwelling. There is ample parking for multiple vehicles, complemented by direct vehicular access to the double garage. To the front aspect there is a large lawned area which is of sufficient size to accommodate a marquee or could be converted to a grass paddock. There is an additional rear garden as well, together with a dedicated kitchen garden providing fruit and vegetables. The side aspect provides an excellent space for outdoor dining and entertaining with a paved terrace and an outdoor kitchen and bar area alongside the heated pool.

#### LOCATION

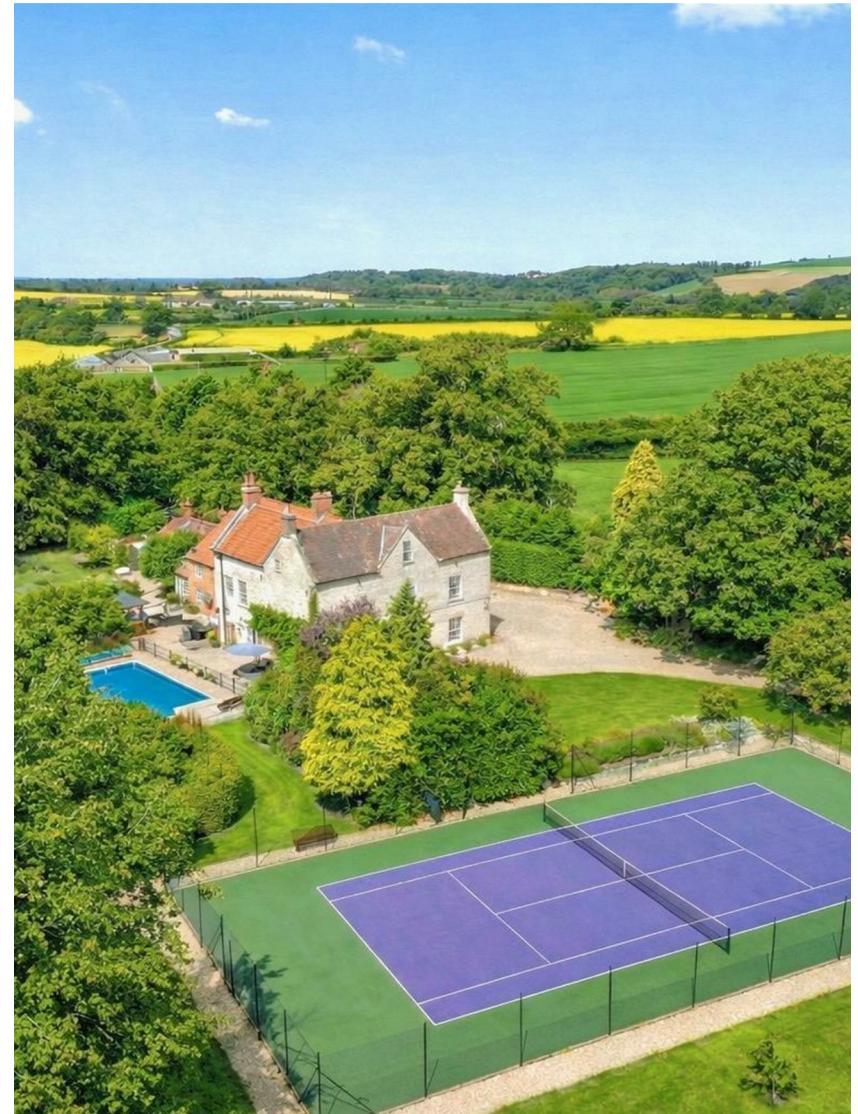
The highly sought village of Barkston provides facilities and amenities such as primary school, public house with restaurant, garage, petrol station with store, village hall and sports field.

Nearby Grantham is a traditional Lincolnshire market town with excellent travel connections, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.

The town has its own multiplex cinema and already benefits from 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.

#### SCHOOLS

Grantham is well-regarded for the quality of its 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. Grantham Prep International School is also located nearby.



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## SERVICES

The property is centrally heated throughout (oil) with mains electricity, water and drainage all connected. The property enjoys a central control system that connects to the CCTV, electric gates, audio visual system and integrated speakers in both the cinema room and the games room. A mobile app controls the security, lighting, heating and outdoor speakers.

## ENERGY PERFORMANCE

Rating: D

## COUNCIL TAX

Band: H

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## TENURE

Freehold with vacant possession on completion.

## VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

## ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

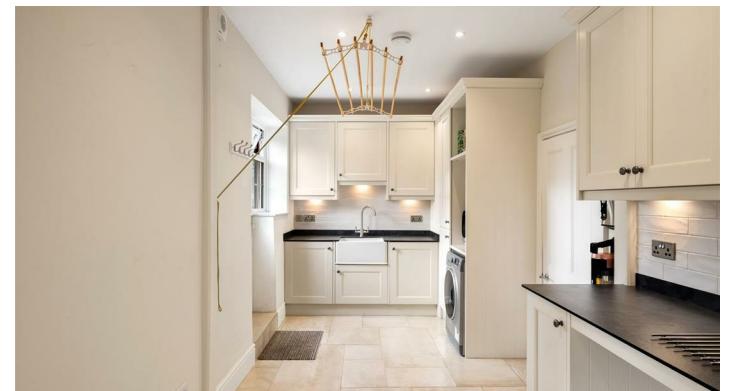
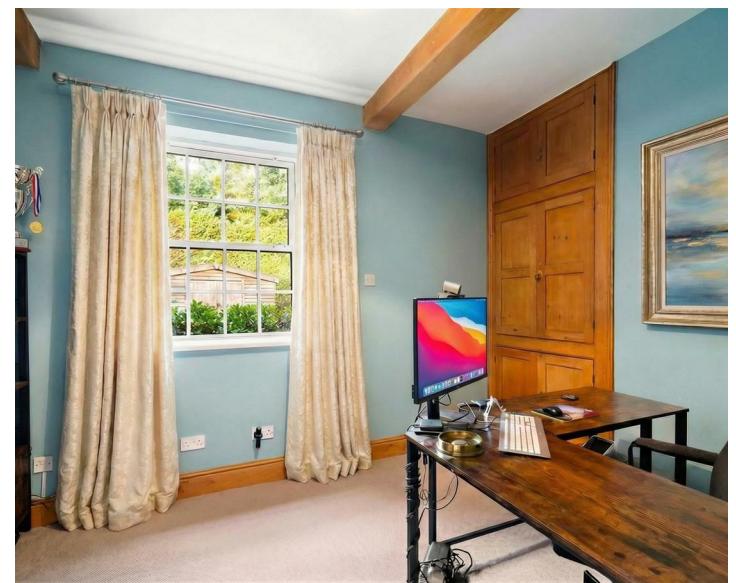
T: 01476 851400

@: 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.







# Hough Road, Barkston



**Approx. Gross Internal Floor Area 6951 sq. ft / 645.80 sq. m (Including Garage)**

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

Produced by Elements Property



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