



The Cottage

Sleaford

MOUNT & MINSTER



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One of the most attractive private residences in Lincolnshire, enjoying historic royal connections and glorious mature gardens extending to around an acre, this beautiful property offers the discerning buyer the opportunity to acquire a prominent home in an equally attractive village.

DESCRIPTION

An attractive and spacious home that sits prominently within its mature gardens of just under one acre in the heart of this pretty, 'chocolate-box' Lincolnshire village. Dating back to the mid-seventeenth century, this glorious residence has undergone various changes in recent years to present today a beautiful home of generous yet manageable proportions.

Offering versatile accommodation that is unlisted and providing excellent scope for further development (subject to planning), the current layout includes a spacious and light drawing room with multiple french doors leading out onto the elevated terrace, a panelled library, a generous dining room which, again, opens out onto the terrace, a breakfast room and adjoining kitchen with utility room, six impressive bedrooms with a plethora of character and three bathrooms, including a master suite with a dressing room. An easily accessible cellar (once believed to be a priests' hole) enjoys three useful areas for additional storage and wine.

HISTORY

Originally constructed around 1655 by the Welby family, the property was established alongside a chapel which has since been demolished, however the current owners have established some mock-ruins in the landscaped gardens as a subtle and tasteful nod to this historical feature. At some point the house is believed to have been used as a convent, hence the Niche and Bell feature to the southern elevation. In 1830 various extensions and additions were made to focus on the easterly and southern elevations to make the most of the more notable proportions and the natural sunlight. This work was carried out by the respected architect Augustus Welby Pugin who is best known for his work on The House of Commons.

In 1918 His Royal Highness Prince Albert (later King George VI) lived with the owners of the property at that time having left his quarters at nearby Cranwell, and the Prince of Wales (later King Edward VIII) also stayed at the house.

LOCATION

South Rauceby is well-known for The Bustard Inn, an award-winning public house and restaurant which is within walking distance. The village is conveniently located close to Sleaford a mere 4 miles to the east, an attractive and busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.



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There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag. The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.

Lincoln, only 17 miles away, is a stunning cathedral city, combining fascinating history with superb modern shopping facilities to enjoy. The University of Lincoln Campus is also located here and offers a wide range of courses. It is easily accessible via train, as well as a further convenient service to Grantham, connecting to London Kings Cross (1 hour).

SCHOOLS

Sleaford's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely in Raucedy itself, as well as Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and day care facilities within the area.

OUTSIDE

The property is approached up a sweeping gravel driveway which leads to a parking area to the western side of the plot, with an extended driveway leading to a large double garage. This excellent outbuilding also benefits from its own staircase leading to a large loft space which is ideal for a number of uses, including a potential office space of games room. There are a number of further outbuildings and sheds providing further storage options.

The gardens are well-established and beautifully landscaped, consisting principally of grassed lawns and mature borders with trees, shrubs, perennials and flower beds. A ha-ha wall (typical of Capability Brown who landscaped nearby Burghley House) leads to a lower tier garden with an attractive wood and concealed pond. A courtyard garden is located to the eastern elevation.

SERVICES

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

ENERGY PERFORMANCE

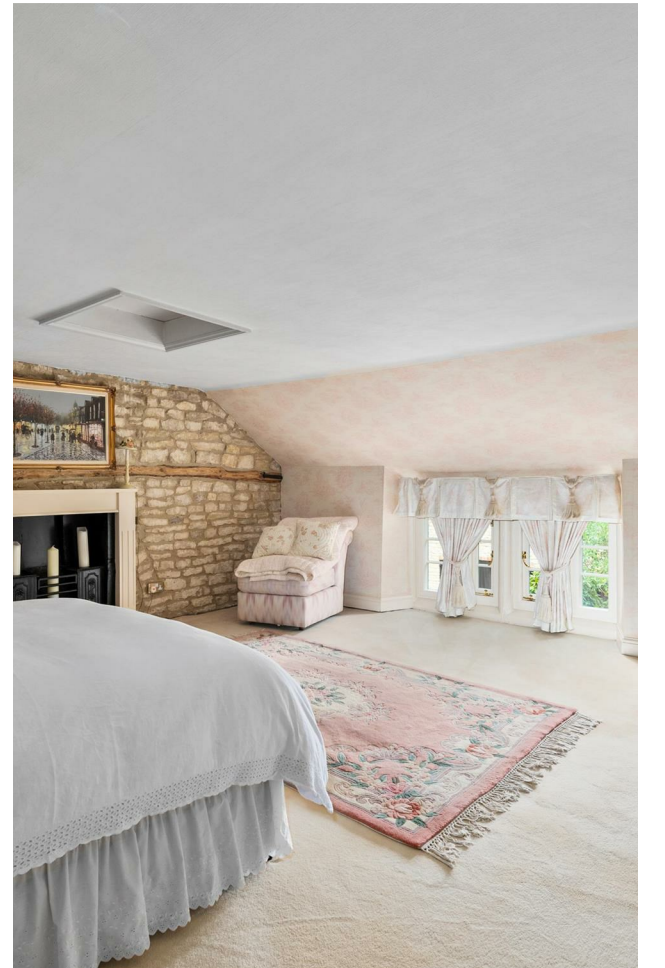
Rating: TBC

COUNCIL TAX

Band: G







Main Street, South Rauceby



Approx. Gross Internal Floor Area 4487 sq. ft / 417.00 sq. m

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

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