



Alice Cottage  
Hough-on-th-Hill

MOUNT & MINSTER







## Alice Cottage

Hough-on-th-Hill

An attractive home with unspoilt rural views, gorgeous gardens and internal accommodation finished to an exceptional standard, all situated within one of the most popular Cliff Villages in the area.

- Country Cottage
  - Rural Setting
  - Unspoilt Views
  - Pretty Gardens
    - Lounge
    - Garden Room
  - Three Bedrooms
- Walk-In Wardrobe
  - Gated Driveway
- Available October 2025



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### DESCRIPTION

A charming country cottage with ample outside space and set within a beautiful rural setting with a high-end finish throughout. Accommodation briefly includes a lounge, large kitchen, a garden room looking out over the rear garden, three bedrooms and a newly fitted family bathroom.

### 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.

The town 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.

### 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.







## OUTSIDE

The property is approached through double gates onto a gravel driveway with ample parking for multiple vehicles. The rear garden is predominately laid to lawn with a beautiful stone wall and seating area to the bottom of the garden, alongside a dedicated BBQ set-up. There is a garden shed next to the driveway. There is also a pretty front garden on approach to the front door with an arched hedge and low maintenance gravelled area with a small front lawn.

## SERVICES

The property benefits from mains electricity, water and sewerage with oil fired central heating.

## ENERGY PERFORMANCE

Rating: D

## COUNCIL TAX

Band: D

## PETS

Pets will be considered but not guaranteed.

## DEPOSIT

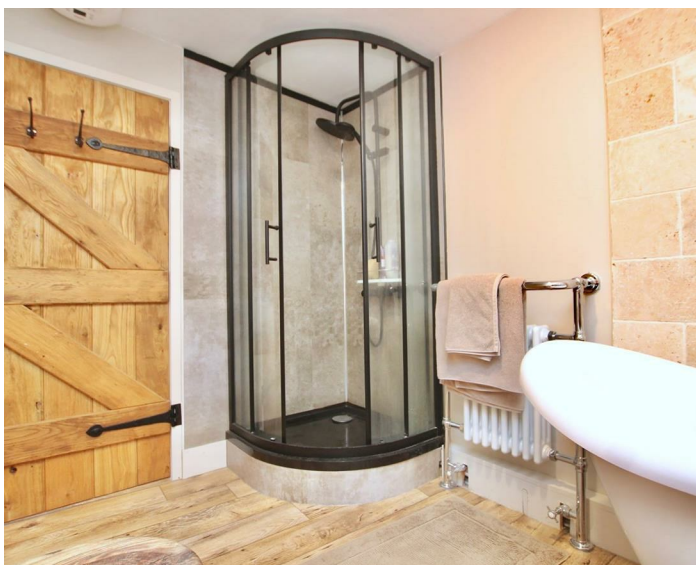
5 weeks rent equivalent.

## AVAILABILITY

Available from October 2025.

## VIEWING

Strictly by prior appointment with Mount & Minster: 01476 851400









## Hough-on-the-Hill, Grantham



**Approx. Gross Internal Floor Area 988 sq. ft / 91.84 sq. m**

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

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