



The Old Farmhouse

Fulbeck

MOUNT & MINSTER



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A charming and elegant residence with glorious gardens and a private position, standing prominently in the heart of this enviable Cliff Village with superb local transport links, including London within 1 hour from Grantham by rail.

DESCRIPTION

Situated in the heart of one of the most sought-after and attractive villages in Lincolnshire, tucked away up a sweeping driveway with the rear of the property abutting Washdyke Lane, this glorious Grade II listed private residence has been lovingly and meticulously maintained by the current owners to create a warm and welcoming home.

The well-proportioned and generous accommodation includes a formal entrance hall from the front door, as well as a practical rear hallway which is also ideal as a bootroom, with both a shower room and utility conveniently placed adjoining it. The country kitchen boasts an Everhot stove and fitted larder cupboard, together with stunning vistas over the handsome gardens. There are two further reception halls to the ground floor, once currently being used as a family room but would equally be ideal as a dining room, the other being a more formal drawing room.

The first floor is accessed via two staircases. The front staircase leads to four spacious double bedrooms and a family bathroom, the other staircase leads up to a large, versatile space that could be used as a fifth bedroom (shower room below) or is also suitable as a sizeable home office and/or snug.

An additional barn conversion is available by separate negotiation.

OUTSIDE

The property is approached either via the pedestrian gate off Washdyke Lane, or more regularly via the gated driveway from Scott's Hill. As you enter through the gate, there is a lawn to one's left that leads to sheltered trees, as well as a greenhouse and a range of attractive, period barns that are currently used for garaging and storage, but would similarly be suitable for conversion, subject to planning.

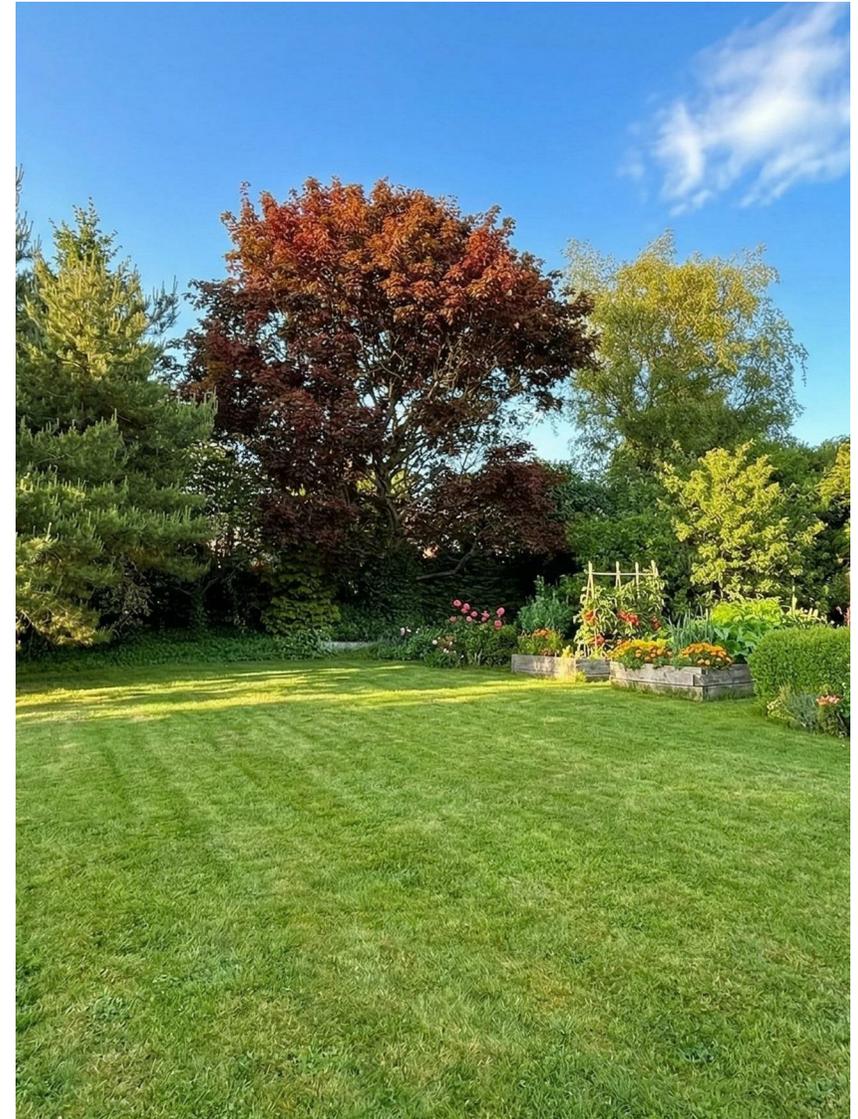
The beautiful gardens are predominately laid to lawn, complemented by a plethora of beds, shrubs and trees. A barbecue area is located towards the eastern boundary, together with a large paved flagstone terrace immediately outside the principal dwelling that provides an additional space for outdoor dining and entertaining.

LOCATION

Fulbeck accommodates some of the most prominent private homes for miles around. The smaller character cottages are attractive and highly sought after. The village benefits from a beautifully maintained cricket green and playing fields. A children's play ground and recreational areas are located at the edge of a football pitch.

A popular working Arts and Crafts Centre is located within the village with a variety of visitor attractions. The Tack Room offers a fine range of drinks and refreshments. Fulbeck village is possibly known best for one of the most popular Pubs in the area. The Hare & Hounds not only has a good selection of local brews, but the food is also to a very high standard. Nearby, The Brownlow Arms in Hough-on-th-Hill provides another level of fine dining in an equally attractive village location.

Syston Park Farm, 10 mins south of Fulbeck, offers superb fresh produce both in the shop itself, and outside for visitors to pick their own. A smaller farm shop is also located in Leadenham, 2 mins north of Fulbeck, together with a polo club.



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Fulbeck is ideally situated close to Grantham, providing superb travel to London Kings Cross in 1 hour. Newark is also conveniently located just 10 miles west of Fulbeck with additional main line links.

SCHOOLS

A number of highly regarded schools are located in close proximity to Fulbeck, including Lincoln Minster, The Priory and Carre's Grammar in Sleaford. The Kings' School and Kesteven & Grantham Girls' School are both situated in near-by Grantham, as well as Grantham Prep International School.

SERVICES

The properties are centrally heated throughout (oil) with mains water, electricity and drainage all connected to the property.

ENERGY PERFORMANCE

EPC: Exempt

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

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

T: 01476 851400

E: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

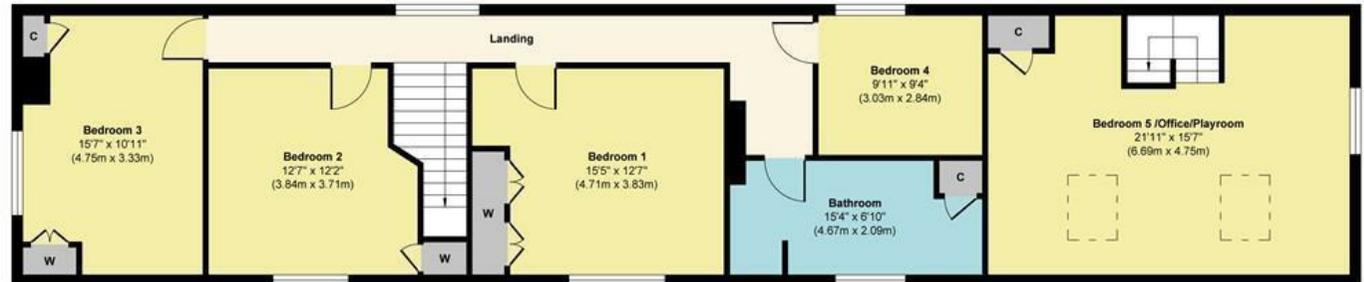
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money



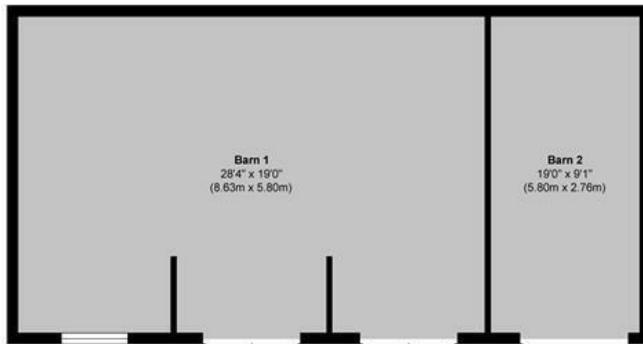




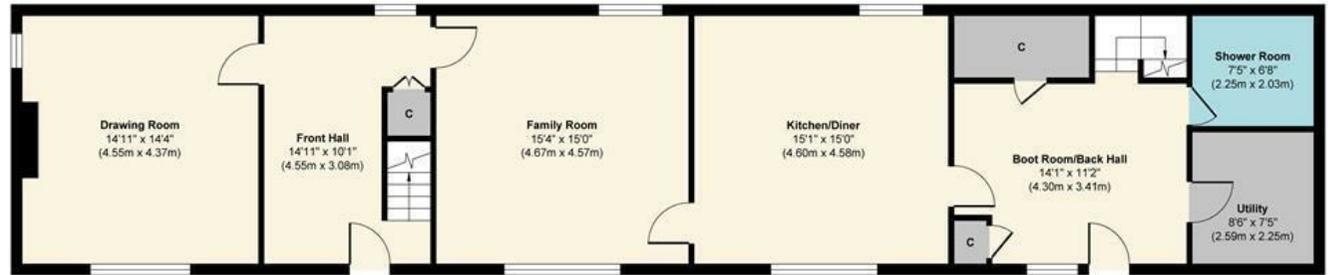
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First Floor
Approximate Floor Area
1256 sq. ft
(116.69 sq. m)



Outbuilding
Approximate Floor Area
717 sq. ft
(66.64 sq. m)



Ground Floor
Approximate Floor Area
1164 sq. ft
(108.15 sq. m)

Approx. Gross Internal Floor Area 3137 sq. ft / 291.48 sq. m (Including Outbuilding)

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

Produced by Elements Property

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