

# The Granary

Fulbeck



MOUNT & MINSTER



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A charming equestrian holding, enjoying an elegant, spacious barn conversion and adjoining annexe, complimented by stables and outbuildings alongside 4 acres of permanent pasture.

## DESCRIPTION

Tucked away behind electric gates and in a private position just outside the hugely sought-after village of Fulbeck, this splendid residence offers the discerning buyer the opportunity to acquire a large barn conversion extending to some 3,700 sqft with a single storey self-contained annexe. The accommodation includes an entrance hall that flows directly into a long garden room next to the home office. A modern kitchen diner sits under a vaulted ceiling with exposed beams. The main reception room is hugely impressive, enjoying a log burning stove and dominated by a large window looking out over the gardens and paddock. Upstairs there are two double bedrooms and a bathroom. On the ground floor there is an annexe that is made up of a kitchen lounge, a double bedroom and a bathroom.

## OUTSIDE

The property is approached through an electric gate that opens onto a sweeping driveway that extends onto a large gravel driveway with parking for multiple vehicles. Outbuildings include a double garage, a double carport and a large workshop. There are two stables and a tack room opposite one of two gates that lead out onto the grass paddock, extending to just under 4 acres. The gardens are beautifully landscaped with lawn areas and various trees, shrubs and flower beds. A vegetable patch is established in the corner of the paddock and an extensive paved area provides ample seating space next to a water feature. The courtyard garden is a plethora of colour and greenery with paved space providing an ideal area for outdoor dining and entertaining.

There are solar panels totalling 4KW installed on the roof of the carport/workshop.

## 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.

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-the-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 property enjoys central heating (oil) with mains water and electricity. Drainage is out to a private system.

#### **ENERGY PERFORMANCE**

TBC

#### **COUNCIL TAX**

Band D

#### **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).

#### **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.







# The Granary, Fulbeck



**Approx. Gross Internal Floor Area 344.64 sq. m (Excluding Carport)**

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

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