Holmewood

Rowston

MOUNT & MINSTER

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A unique and one-of-a-kind residence with flexible living accommodation of impressive proportions and set on a generous plot in this quiet and sought-after village.

- Detached Residence
- Unique Build
- Vaulted Lounge
- Modern Kitchen
- Four Double Bedrooms
- Master Suite
- Double Garage
- Caravan/Motorhome Parking
- Large Gardens
- London Kings Cross: 1 Hour (Kings Cross)

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DESCRIPTION

Situated on an exclusive development of five high-end private residences, this prominent home offers the discerning buyer the opportunity to acquire a property offering the best of both worlds, a modern and efficient build but with a hint of character akin to an older house or barn conversion. The generous accommodation includes an impressive full height lounge with an inglenook fireplace, a dining room, garden room, breakfast kitchen, two bedrooms on the ground floor, two further bedrooms on the first floor and two bathrooms. The master suite benefits from a dressing room which previously served as an ensuite for the neighbouring bedroom.

LOCATION

Rowston is highly desirable village, situated within a small rural parish, within easy reach of major transport hubs, local towns and cities.

The Cathedral City of Lincoln is located around 13 miles north, with Sleaford and Woodall Spa located 6 miles and 12 miles from the village respectively. The nearby towns of Newark and Grantham provide excellent travel connections to London, with travel times of around an hour. The A46, A15 and A1 trunk roads provide easy access in all directions.

SCHOOLS

Local primary schools include Digby the Tedder Primary School which has an 'Outstanding' Ofsted rating and Digby Church of England School. Close by there are secondary schools which include Carre's Grammar School, St George's Academy and Kesteven and Sleaford High School.

OUTSIDE

The property is approached through a gate onto a spacious, paved driveway with ample space for multiple vehicles including a large caravan or motorhome. There is a front garden with side access either side of the house to the rear.

The back garden is predominantly laid to lawn with trees and shrubs. There is a garden shed and greenhouse, together with two paved seating areas, both providing superb space for outdoor dining and entertaining.

There are external power-points to both gardens as well as an electrical connection for a motorhome or an electric car charger. The garage door is also electronically automated.

SERVICES

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

ENERGY PERFORMANCE

EPC: TBC

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

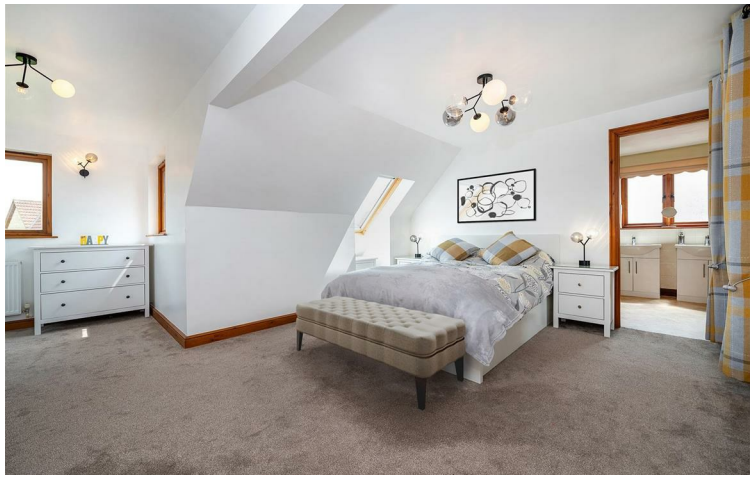
Freehold with vacant possession on completion.

VIEWINGS

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster:
T: 01476 851400
@: info@mountandminster.co.uk

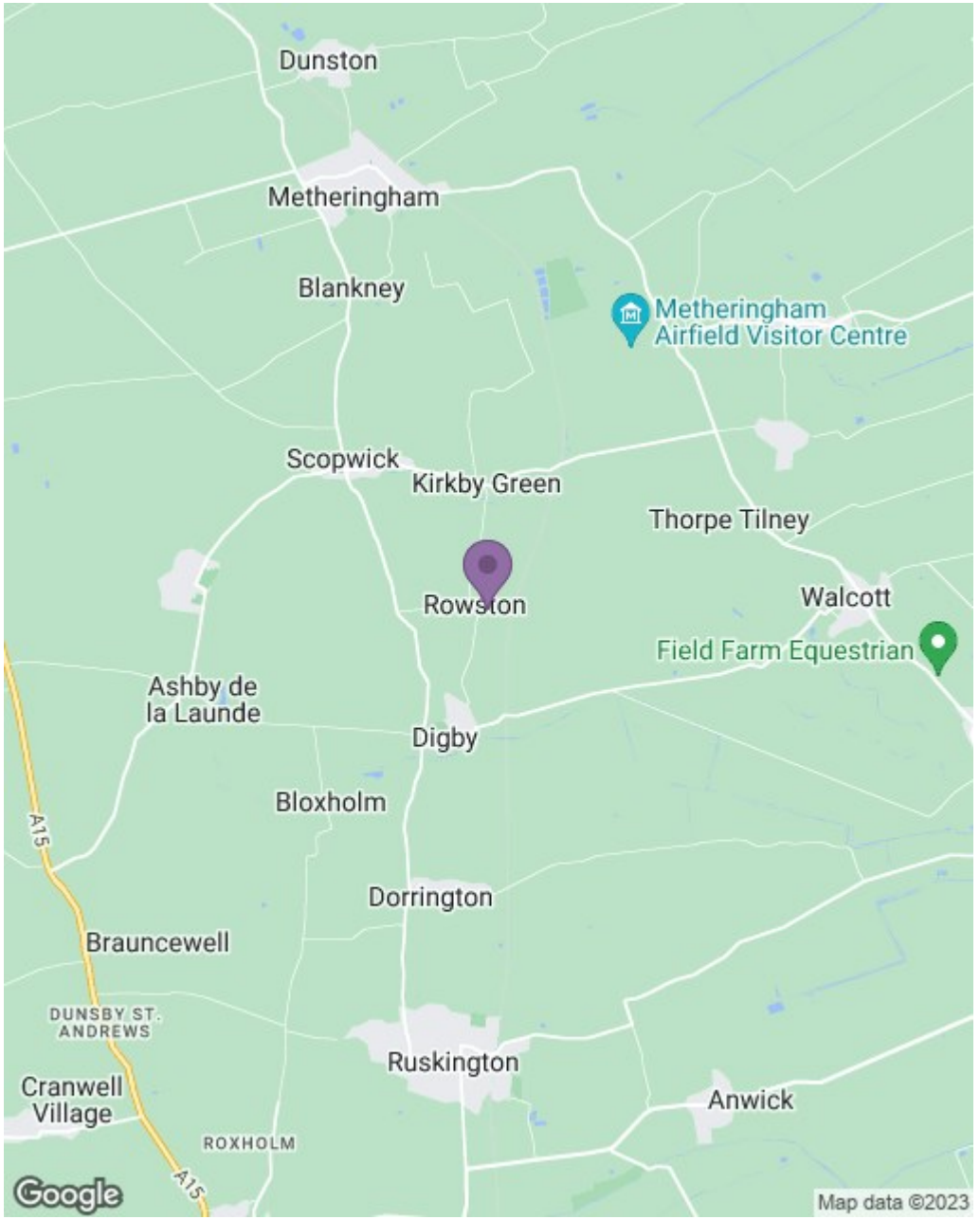


The Nurseries, Rowston

Approx. Gross Internal Floor Area 193.35 sq. m

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

Produced by Elements Property



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