



Elm House Faldingworth Road  
Spridlington

MOUNT & MINSTER



# Elm House Faldingworth Road

Spridlington

- Stunning Grade II Listed Stone Farmhouse
- Recently Renovated to an Excellent Standard
  - Six Double Bedrooms
  - Gorgeous deVOL Kitchen
  - Three Reception Rooms
  - Dressings Rooms and Ensuites
  - Pantry Scullery Laundry and Boot Room
- South and West Facing Landscaped Gardens
  - Outside Entertaining Area
  - No Onward Chain



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## INTRODUCTION

A beautiful stone farmhouse standing well in its landscaped grounds. Providing almost 4000sq ft of accommodation comprising six double bedrooms, three reception rooms three ensembles and two dressing rooms with a family bathroom, pantry, scullery, laundry, reading room and boot room.

## LOCATION

The property is situated within the beautiful village of Spridlington which is a popular village nine miles north of Lincoln to the east of the A15. It is ideally situated for Welton just three miles to the south which has an excellent range of facilities including the sought after William Farr School. The Cathedral City of Lincoln provides a plethora of facilities with its range of shops, restaurants, university and the Cathedral Quarter. Commuting further afield via the M180, A15 and A46 and A1. Newark North Gate and Lincoln have direct links into London Kings Cross with the former taking just one hour and fifteen minutes.

## ACCOMMODATION

Recently renovated to the very highest of standards, the home exudes luxury. The statement deVOL kitchen with bespoke joinery creates an enviable space for culinary mastery coupled with a cracking pantry, scullery and separate laundry. There are three reception room, all with their own aspect and style. A master bedroom featuring an expansive dressing room and separate ensuite is the only just the pick of the bedrooms with the option of another bedroom and dressing room duplex with direct access to the family bathroom. At the back of the house there is a boutique guest bedroom with its own staircase and incorporates a bath, loo and hand basin. There are three further double bedrooms. Must haves for a country property include the boot room and reading room which share a secret door. The materials and finishes throughout the house need to be seen and felt to be truly appreciated. The accommodation comprises:

### Ground Floor

#### Kitchen Breakfast Room

16'9" x 17'3" (5.13 x 5.26)

#### Living Room

14'9" x 14'9" (4.52 x 4.50)

#### Dining Room

15'8" x 14'9" (4.80 x 4.50)

#### Scullery

6'0" x 4'7" (1.83 x 1.41)

#### Pantry

9'6" x 7'3" (2.91 x 2.21)

#### Reading Room

10'5" x 4'10" (3.19 x 1.49)

#### Boot Room

12'11" x 4'3" (3.95 x 1.32)

#### Study

15'1" x 14'11" (4.60 x 4.55)

#### WC

10'2" x 6'7" (3.10 x 2.03)

#### Laundry

12'7" x 6'0" (3.85 x 1.83)

### First Floor

#### Bedroom 1

14'9" x 14'9" (4.52 x 4.50)

#### Ensuite

11'8" x 7'3" (3.56 x 2.21)

#### Bedroom 2

15'1" x 14'9" (4.60 x 4.52)

#### Bathroom

16'6" x 15'1" (5.03 x 4.62)

#### Bedroom 3

16'4" x 14'0" (4.98 x 4.27)

#### Dressing Room to Bedroom 4

16'6" x 13'10" (5.03 x 4.24)

### Second Floor

#### Dressing Room to Bedroom 1

15'3" x 11'8" (4.67 x 3.56)





**Bedroom 4**

16'5" x 15'10" (5.02 x 4.84)

**Bedroom 5**

15'3" x 14'0" (4.67 x 4.27)

**Bedroom 6**

15'8" x 13'10" (4.78 x 4.22)

**OUTSIDE**

Surrounded by its own grounds, Elm House is nestled in fabulously curated gardens. Alfresco eating areas throughout the gardens allows dining over the course of the day. Floral borders in the main show off the lawn and the planting provides colour throughout the seasons. There are cut flower beds to the west and a vegetable garden along with a greenhouse to the south. Parking and storage are in abundance.

**METHOD OF SALE**

Freehold with vacant possession on completion.

**ENERGY PERFORMANCE CERTIFICATE**

Rating: TBC

**COUNCIL TAX BAND**

Band: G

West Lindsey District Council

**SERVICES**

Oil central heating, mains water and electricity. Private Drainage

**VIEWINGS**

By prior arrangement with the Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of October 2024.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

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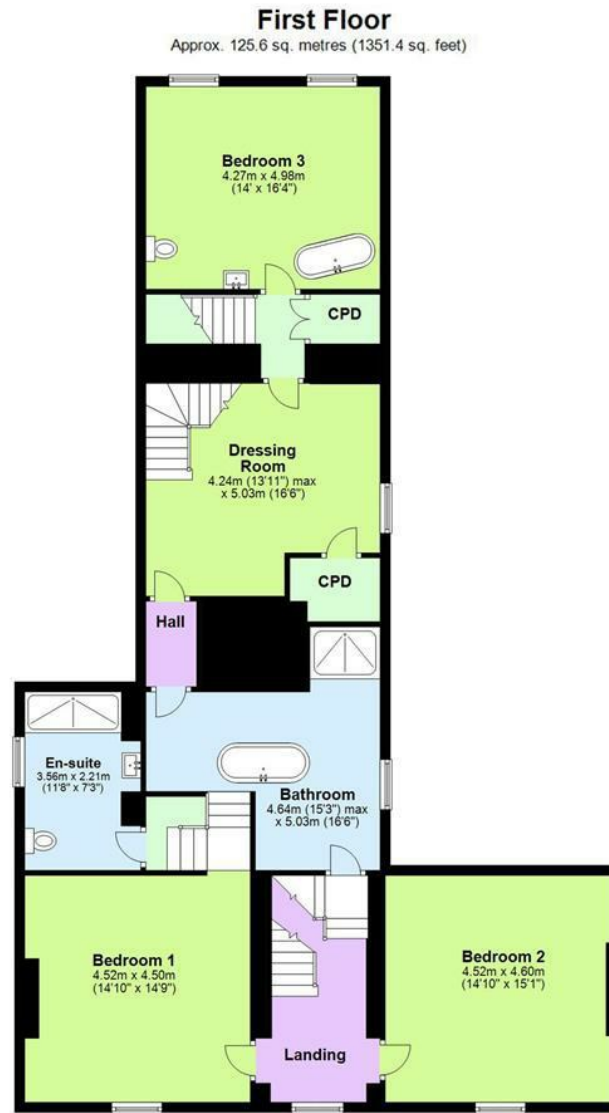
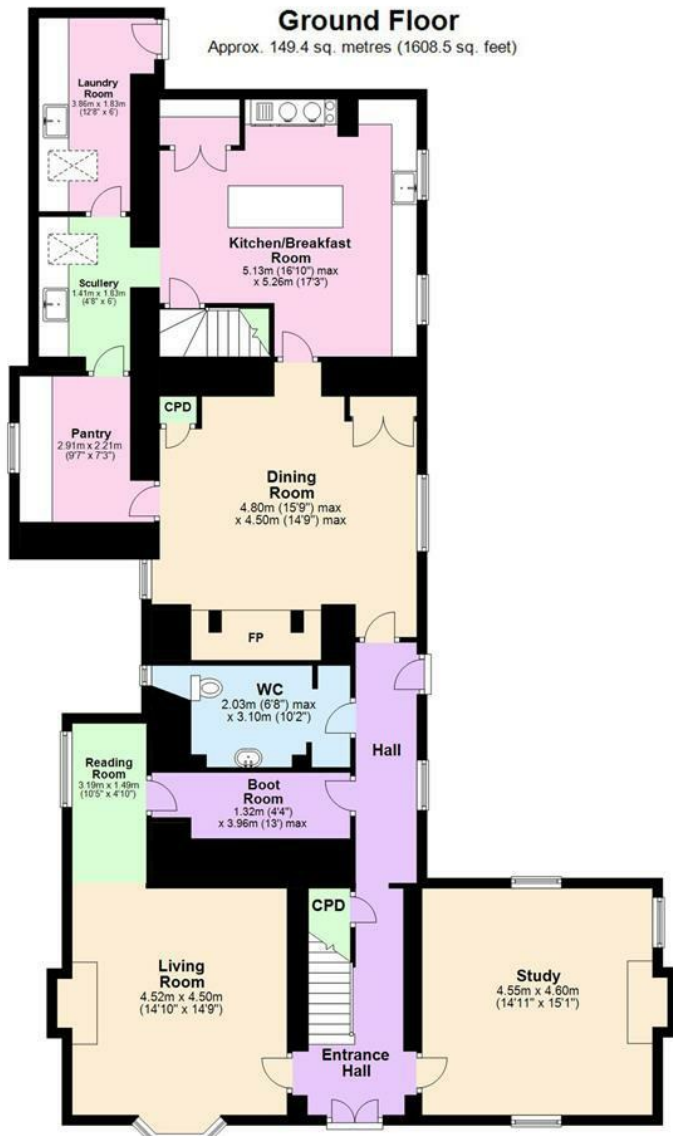
Agents Note: There is a public foot path that runs along the southern boundary.

**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.







Total area: approx. 364.4 sq. metres (3922.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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## Elm House, Spridlington

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