

Gelston Road

Hough-On-The-Hill



MOUNT & MINSTER



## Gelston Road

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An immaculate character cottage with period features from top to bottom, meticulously renovated and extended by the current owners to create a beautifully presented country residence.

- Country Cottage
- Modern Renovation
- Character Features
- Open-Plan Kitchen Diner
  - Lounge
  - Two Bedrooms
  - Bathroom
- Garage & Workshop
- Stunning Gardens (approx 0.3 acre)
- London Kings Cross: 1hr (Grantham)



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## DESCRIPTION

Set on the edge of one of the most sought-after of the popular Cliff Villages and conservation area, this splendid home has been beautifully restored and updated by the current owners to give the discerning buyer the opportunity to acquire the best of both worlds; a stunning character home with contemporary fixtures and fittings. Accommodation briefly includes a boot room, double aspect lounge with a log-burner, an open-plan kitchen diner with underfloor heating, two bedrooms upstairs and a large bathroom.

## OUTSIDE

The property is approached via gated access onto a large driveway with direct access to the garage which also has a side door. There is also a pedestrian gate to the front garden which is predominately laid to lawn with a landscaped gravel pathway sweeping to the front door, complimented by flower beds and a low stone wall. Adjoining the garage is a well-equipped workshop which would also be ideal as an outside office.

The rear garden is enclosed and accessed via another gate. There is a generous patio area providing a superb space for outdoor dining and entertaining, together with beautifully kept lawns and a feature pond with an additional paved terrace with further seating space. The bottom of the garden has been established with raised beds, vegetable patches, green house, fruit cages, additional paved area and a chicken run.

## 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.

Grantham 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. A designer outlet is under construction.





### 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. Grantham Prep International School is 20 minutes away.

### SERVICES

The property is centrally heated throughout (oil) with mains water, electricity and drainage all connected. The kitchen diner benefits from underfloor heating.

### ENERGY PERFORMANCE

Rating: D

### COUNCIL TAX

Band: C

### METHOD OF SALE

Offered for sale by Private Treaty.

### TENURE

Freehold with vacant possession upon completion.

### PARTICULARS

Drafted following client's instructions of April 2024.

### VIEWING

Strictly by prior appointment with Mount & Minster: 01476 851400

### ADDITIONAL INFORMATION

Please contact Mount & Minster:  
01476 851400  
info@mountandminster.co.uk

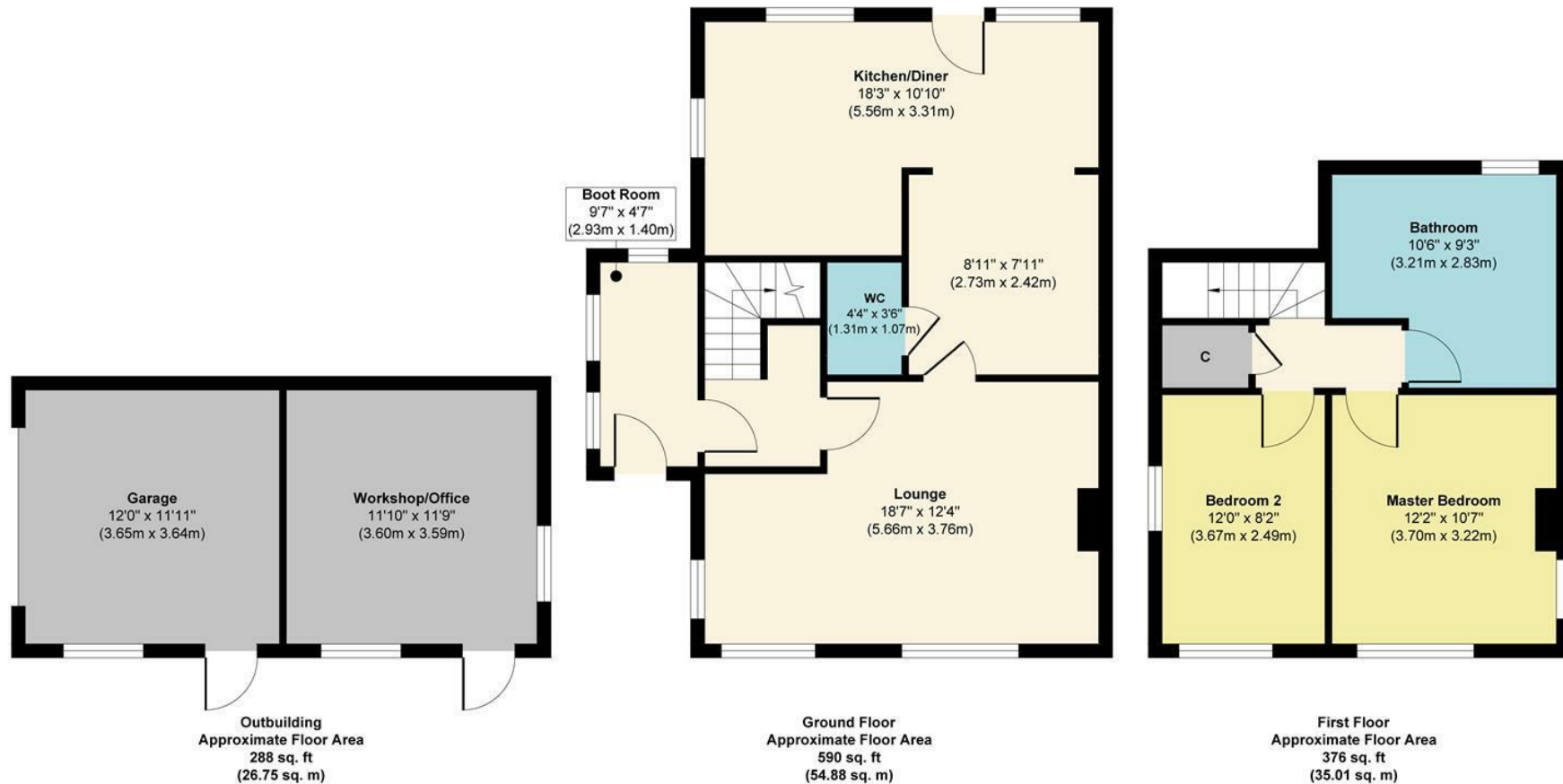
### BUYER IDENTITY CHECKS

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 Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





## Gelston Road, Hough-on-the Hill



**Approx. Gross Internal Floor Area 1254 sq. ft / 116.64 sq. m**

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

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