



# HOUGHAM MANOR

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Hougham | Grantham

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Hougham | Grantham | NG32 2JE

Reception hall • Drawing room • Dining room • Kitchen breakfast room  
Garden hall • Study • Snooker room • 6 bedrooms (3 en suite) • Family bathroom  
Indoor swimming pool • 12 stables, tack and feed room • 60m x 20m manège  
6 horse indoor horse walker • Extensive range of outbuildings • 5 garages  
Fishing rights • Flood lit tennis court • About 30 acres of fenced parkland

**Services:** Mains water, electricity and drainage. Oil fired central heating.  
Burglar alarm and extensive external security lighting.

**Local Authority:** South Kesteven District Council. Council Tax band G (please note this may change)

**Photographs:** Interior photography January 2018, exterior photography September 2018

**Viewing:** Strictly by appointment with Savills









## SITUATION

Hougham is a small village lying approximately 8 miles from Grantham. Grantham is a vibrant market town with a range of amenities including shops, leisure facilities and a choice of schools including the highly regarded Kings Grammar School and Kesteven and Grantham Girls School. Grantham station offers a direct rail link to London (Kings Cross from 65 minutes). Neighbouring villages have local amenities including primary schools and public houses.

Lincoln 19 miles. Nottingham 28 miles. Stamford 28 miles.

## DESCRIPTION

Hougham Manor is an extremely fine Grade II\* listed Lincolnshire Manor House with origins dating back to the time of William the Conqueror. Approached down a long drive, the house is set in some 30 acres of parkland comprising excellent pastures with a wealth of both established and recently planted mature trees that provide considerable privacy to the estate. The upper reaches of the river Witham flows through the park lending an enchanting natural feature.

On entering through a large portico entrance there is a splendid entrance hall which doubles as an impressive entertaining space and features a splendid working stone fireplace in the French manorial style with high ceilings and French windows leading onto the garden.

The drawing room is a well proportioned room with a working fireplace with carved chimneypiece and lovely views onto the garden which can be approached via a pair of French windows leading directly onto a terrace.























The large dining room can comfortably seat 10 to 12 people and has impressive period features including a very fine example of a 13th century stone pillar known as a 'triple responds' as mentioned by Nikolaus Pevsner. Again this room has French windows leading on to the large terrace where there is a beautiful pergola.

The rear hallway is a magnificent space with high ceilings which features three wonderful 15th century clerestory leaded windows in the Gothic style. The York stone floor adds to the grandeur of this space which also serves to give access to the study, a large utility room, cloakroom and boot room with cupboards, sink/worktop and water softener. There is also a back staircase accessed from this hallway.

At the end of the corridor is internal access to the indoor swimming pool complex. The swimming pool is housed in a building whereby in the summer all the French windows can be open to the grounds making an ideal year-round amenity.

The family kitchen is extremely well fitted with a range of custom-built units and features an electric four oven Aga along with auxiliary wall mounted electric oven, dishwasher and large fridge freezer.

Double doors from the entrance hall lead to a two flight, wide tread and low riser staircase.

### **First Floor**

The principal bedroom is situated to the rear of the house with a range of fitted cupboards and fine views over the garden. This room enjoys a walk-in dressing cupboard and marble tiled bathroom with large walk-in shower and twin basins. Also on this floor is a second bedroom with en suite bathroom, three further bedrooms and a family bathroom.

### **Second floor**

On the second floor is a very large room used as a billiard room, a large studio double bedroom with bathroom; a further double bedroom and a large store room.



### Outside

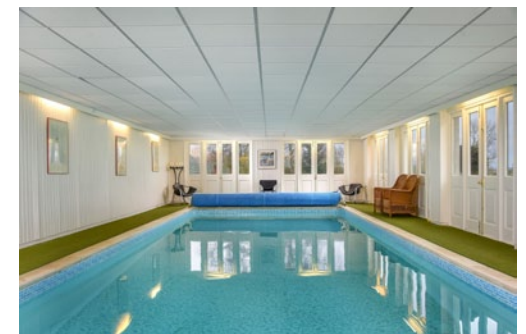
Hougham Manor is approached along a sweeping gravel driveway leading to the front of the house.

The landscaped gardens are mostly laid to lawn with mature shrubs and trees, with a moat and a ha-ha beautifully complementing the view to the Church and up the drive. The surrounding grounds are grassland, with the upper Witham River winding through the south side of the estate. This habitat has been carefully preserved by the current owners in accordance with the Wild Trout Trust and the Environment Agency. There is also a pagoda, a fishing hut and a floodlit all-weather tennis court as well as an excellent range of outbuildings including garage block, workshops and stabling.

### Equestrian facilities

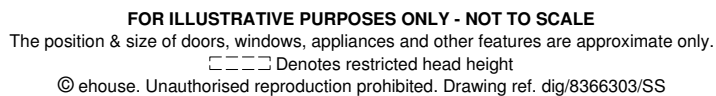
The property enjoys first class equestrian facilities as well as about 30 acres of estate fenced, secure grazing. The paddocks are interlinked by cross country fencing, creating an ideal training ground. There is a 60 x 20 metre sand and rubber manège, a 6 horse indoor walker and an octagonal field shelter. There are two main stable blocks, one comprising four stables and an American barn providing a further 7 stables with heat lamps, power, water, drainage and lighting. There is a feed room, rug room and a central heated wood panelled tack room as well as various other secure outbuildings including a hay barn.

Please note: A footpath crosses part of the parkland. There are 4 further estate properties which are owned by our client and may be available by separate negotiation. Further details available on request. An adjoining 4.7 acre paddock may be available to rent, also by separate negotiation.





**Main House gross internal area = 8,055 sq ft / 748 sq m**  
**Garage Block gross internal area = 851 sq ft / 79 sq m**  
**Stables gross internal area = 510 sq ft / 47 sq m**  
**Outbuildings gross internal area = 8,816 sq ft / 819 sq m**  
**Storage gross internal area = 780 sq ft / 72 sq m**  
**Total gross internal area = 19,012 sq ft / 1,766 sq m**







Savills Lincoln  
[lincoln@savills.com](mailto:lincoln@savills.com)  
01522 508908