



PRETTY GRADE II LISTED GEORGIAN 5/6 BEDROOM FARMHOUSE WITH 3 ACRES

THE GRANGE
FARTHORPE, WEST ASHBY, HORNCastle, LINCOLNSHIRE

savills

PRETTY GRADE II LISTED GEORGIAN 5/6 BEDROOM FARMHOUSE WITH 3 ACRES AND OUTBUILDINGS

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Entrance hall ♦ drawing room ♦ dining room ♦ sitting room & conservatory ♦ kitchen breakfast room ♦ 5/6 bedrooms
♦ 2 bathrooms & shower room ♦ coach house inc garages & workshop & stable ♦ gardens including grass tennis court
♦ paddock ♦ far-reaching views

Directions

From Lincoln follow the A158 through Wragby and into the market town of Horncastle. At the traffic lights and Bull Ring/North Street turn left and continue out of town as the road becomes the Louth Road (A153). After approximately 3 miles and once you have passed through the village of West Ashby look out for the house's white and blue hanging sign "The Grange" on your left.

Situation

The Grange is found in a picturesque valley in the Lincolnshire Wolds, a designated area of outstanding natural beauty. The historic town of Horncastle is approximately 3 miles away and offers a good range of amenities enjoyed by a traditional market town. It has a number of excellent restaurants, a weekly farmers' market and many thriving independent shops. Outstanding Primary and Secondary schooling is well catered for including Horncastle Community Primary and Queen Elizabeth Grammar School. There is a golf course, tennis and squash clubs. There are excellent road links for travelling to the east coast or west to Lincoln.



Description

The Grange is a pretty Grade II Listed Georgian farmhouse in an idyllic setting at the end of an inviting private tree-lined driveway with no near neighbours. This three storey family home has been lovingly restored to a high standard throughout and is ideal for entertaining with a good range of reception rooms including a superb drawing room. In more detail the accommodation comprises an entrance hall with fine original staircase, drawing room set into bay window, open Rumford fireplace with intricate architrave and fitted "floating" bookshelves with cupboards below on each side. Dining room set into bay window with fireplace, internal hallway with shower room, sitting room with log burner and double doors opening onto conservatory which in turn opens onto garden. Sitting room also opens through to a charming kitchen breakfast room with exposed beams and far-reaching views. Also on the ground floor is a large larder, utility room and access to the cellar. The first floor has 3/4 bedrooms and two bathrooms with stairs to the top floor which is currently laid out as two further bedrooms and attic storage.

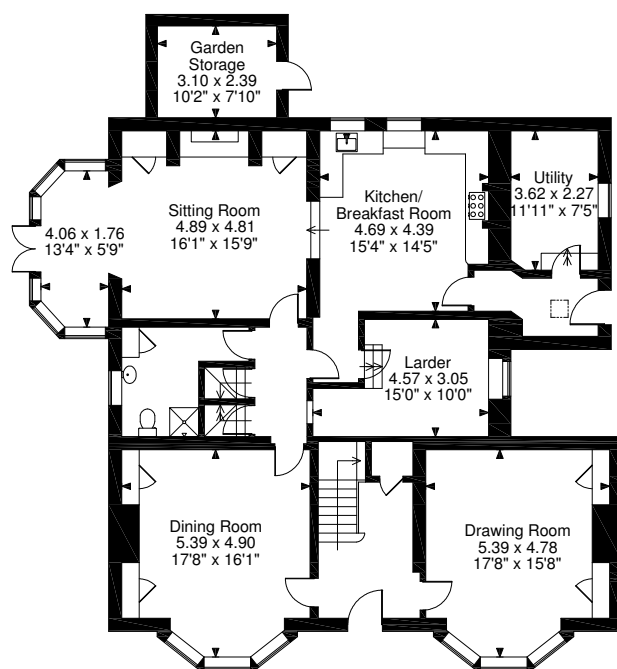
Outside this property needs to be seen to be fully appreciated with its mature grounds and wonderful views. The brick and pantile Coach House looks period but is actually of modern construction comprising two garages, stable, tool shed and a first floor store room which would make an ideal playroom/home office. The gardens are mostly laid to lawn and include a grass tennis court, summer house, fruit cage and paddock.

Viewing Strictly by appointment with Savills.

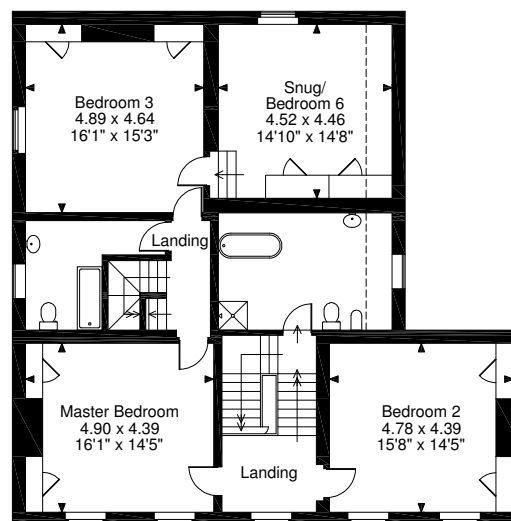


FLOORPLANS

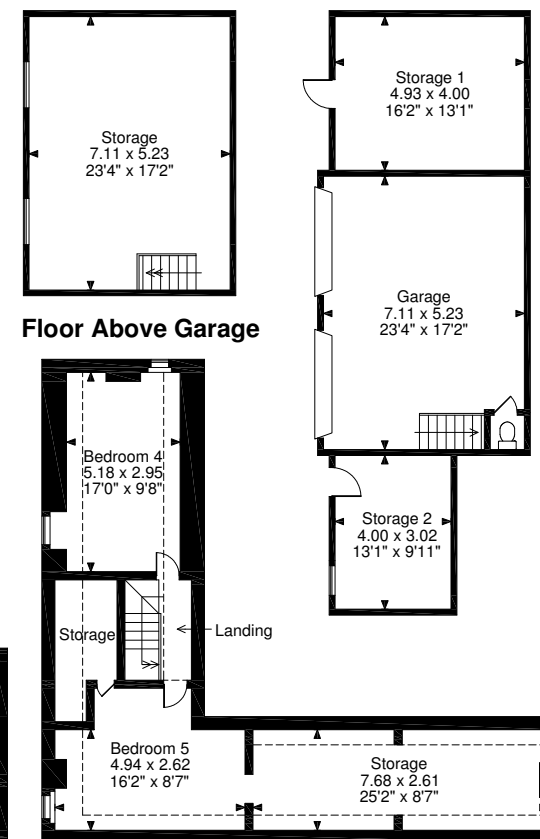
Main House gross internal area = 3,619 sq ft / 336 sq m
 Garage Building gross internal area = 800 sq ft / 74 sq m
 Storages gross internal area = 342 sq ft / 32 sq m
 Garden Storage gross internal area = 80 sq ft / 7 sq m
 Total gross internal area = 4,841 sq ft / 449 sq m



Ground Floor



First Floor



Floor Above Garage

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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