



# Six bedroom Rectory with Coach House

The Rectory, 7 Long Street, Great Gonerby, Grantham, Lincolnshire, NG31 8LN



Grand entrance hall • Sitting room • Dining room • Study  
Kitchen breakfast room • Six bedrooms • Two Bathrooms  
Cellar • Coach House/Garage • Gardens & grounds about  
0.5 acre

### Situation

Great Gonerby is approximately one mile from Grantham. The village itself has a pub, a village shop, a Post Office and one of the smallest restaurants in England called Harry's Place. Grantham has two excellent Grammar schools and a prep school along with a good range of shops, restaurants and facilities. Grantham Station provides a direct East Coast service to London Kings Cross (from 70 minutes). For travelling further afield the A1 is approximately two miles away and the A52 is four miles away. For the keen golfer Belton Woods has three golf courses and Belton Park has 27 holes.

### Description

The Rectory is an impressive six bedroom period property that has been a Rectory since it was built in 1840 and sits in a generous plot of just over half an acre. The property is in need of some modernisation but enjoys a grand entrance hall with flagstone floor and spacious reception rooms with high ceilings and large windows.

In more detail the accommodation comprises; entrance porch with WC, a grand entrance hall with flagstone floor and an impressive staircase. There is further study with a fireplace and sash window, the dining room has two sash windows, stripped wood floors and a fireplace.

The sitting room is set into an attractive bay window, there are stripped wood floors and a fireplace complete with log burner. The kitchen breakfast room has a good range of fitted wall and base units and doors to the boot room, a utility room and a walk in pantry. There is also access to the garden and rear staircase which lead to small storage rooms on the mezzanine level which might have been staff accommodation at one point. There is also a cellar.

The first floor enjoys a light and open landing with six bedrooms and two bathrooms.

Outside the property is approached via a tree lined driveway which leads to further hard standing to the front and rear of the property. There is a red brick and slate coach house which has a large garage and another garden store. There are two stepped lawns to the front of the property protected on all sides by mature trees with an orchard to the side.

### Overage

50% of the increase in value following the implementation of a planning consent or sale for any use beyond use of the property as a single private house in the occupation of one family. This would apply for 80 years.

### Photography

Taken October 2019



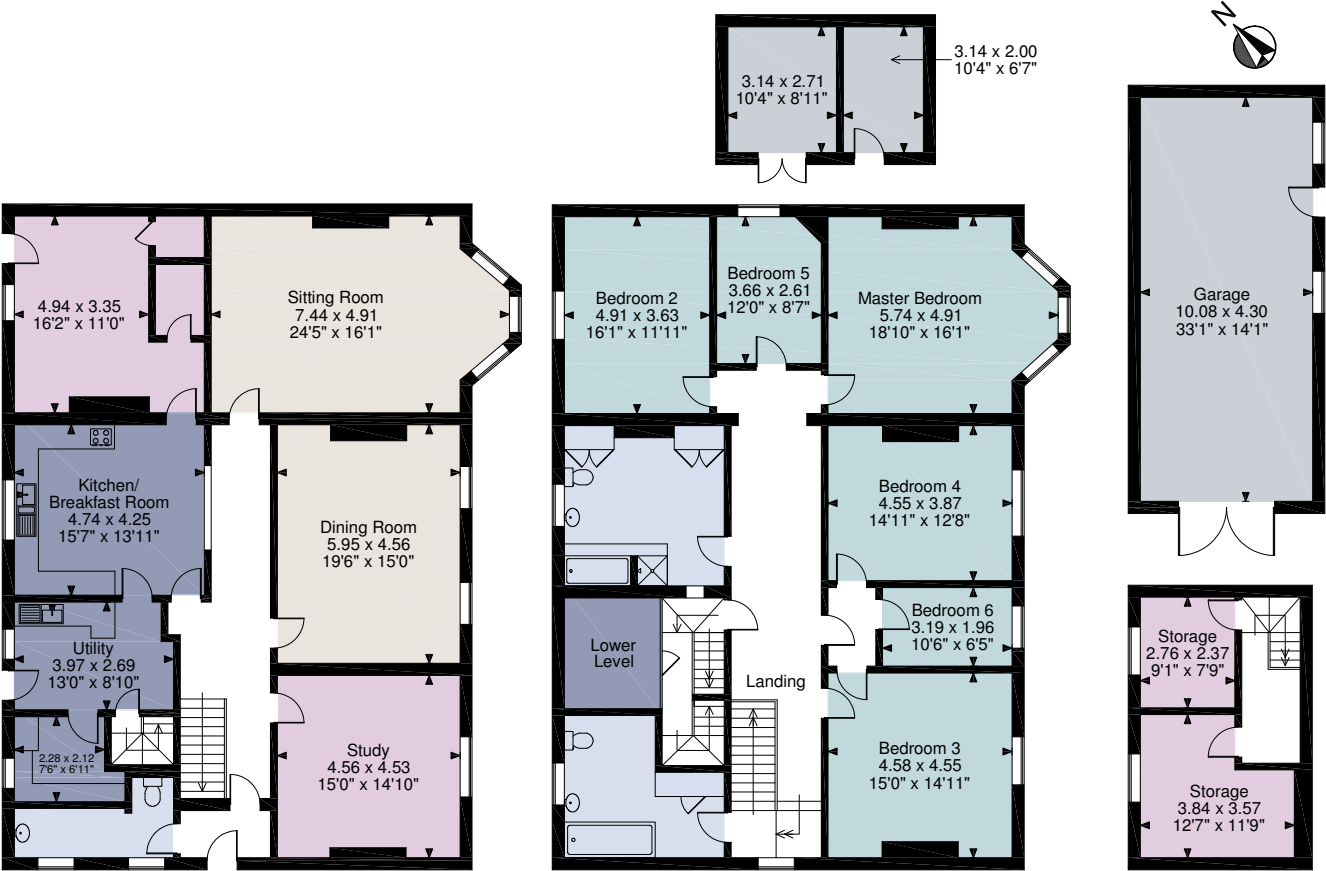






Long Street, Grantham  
Main House gross internal area 4,055 sq ft / 377 sq m  
Garage gross internal area 467 sq ft / 43 sq m  
Outbuilding gross internal area 165 sq ft / 15 sq m  
Total gross internal area 4,687 sq ft / 435 sq m

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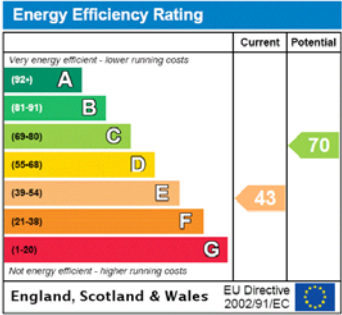


Ground Floor

First Floor

Second Floor

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