



**A STRIKING, DOUBLE FRONTED LISTED SIX BEDROOM GEORGIAN
VILLAGE HOUSE, WITH EXTENSIVE GARDENS OF AROUND 0.8 ACRES**

HOLMFIELD HOUSE, 12 STATION STREET, DONINGTON, SPALDING, LINCOLNSHIRE, PE11 4UQ

savills

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Entrance hallway ♦ Four reception rooms ♦ Kitchen with pantry ♦ Utility ♦ Principal bedroom with dressing room & en suite bathroom ♦ Five further bedrooms ♦ Family shower room ♦ Family bathroom ♦ Cellar ♦ Gated driveway
Landscaped gardens ♦ In all 0.81 of an acre

Mileage

Boston 9 miles ♦ Spalding 10 miles ♦ Bourne 16 miles ♦ Grantham 20 miles (Rail services to London Kings Cross from 66 mins)
Stamford 27 miles

Situation

Holmfield House is located in the centre of the Conservation Village of Donington, a well-served village with shops and restaurants bypassed by the A52. The village is conveniently placed for the A16 and A17 roads ensuring good road links to Grantham, Spalding and Boston, among other regional towns. Grantham Station offers regular commuter East Coast Mainline rail services to London Kings Cross in a little over an hour.

The village was the birthplace of Captain Matthew Flinders, the first person to identify Australia as a continent who also attended the village's Thomas Cowley School. An active village, it has won numerous "East Midlands in Bloom" awards.

The towns of Boston, Spalding, Bourne and Grantham all have respected grammar schools, with public schooling available at Witham Hall and Ayscoughfee Hall, amongst others.

Accommodation

The front door opens into a stone flagged entrance hallway. Flanked by the solid wooden floored dining room and drawing room, both are impressively proportioned dual-aspect rooms with French windows opening to the gardens, working shutters, ornate cornicing and period fireplaces, the drawing room housing a wood burning stove. Throughout the house, the majority of windows have been refurbished and include Ventrolla draftproofing system.



The hallway leads past the cellar access, the cloaks/WC and middle entrance to the kitchen, passing the more intimately proportioned sitting room, with herringbone parquet floor and an exposed brick wall housing a fireplace with wood burning stove.

The large clay tiled floored farmhouse kitchen has a fitted floor to ceiling dresser, a central island with storage, granite top and inset sink, integrated dishwasher with an oil fired Aga. There is ample space for a large dining table. The kitchen is complemented by a large pantry and by the utility, within which there is additional base and wall storage.

At first floor level, the principal bedroom suite occupies the rear half of the house and comprises a suite of three rooms with a generously proportioned bedroom, dressing room and an en suite bathroom, with separate shower. Double bedrooms two and three are elegant and spacious rooms with wood floors and fine views, served by the family shower room. The front windows to bedroom 2 and 3 have been fitted with feature working shutters.

The second floor of the house is spacious. A children's games room or family room, with lovely views over the village, forms a central link between two corridors serving three further bedrooms, a study and the family bathroom.

Outside

The gardens lie to the south, east and west of the house and extend to 0.81 of an acre. Double gates within the boundary wall allow vehicular access to the driveway and turning sweep, to the east of the house. The gardens are sectioned with formal lawns, a walled Victorian kitchen garden, a fruit orchard and chicken run. A large south facing York stone terrace adjoins the house, with shrubs and parterre, offering an ideal area for al fresco dining and entertaining.

Services:

Mains water, electricity, gas, oil and drainage.
Mains gas central heating.

Tenure: Freehold

Local Authority:

South Holland District Council T: 01775 761161 Council Tax Band F

Fixtures and Fittings:

All curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation

Energy Performance Certificate (EPC): Exempt

Viewing:

All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696

Date of Particulars and Photography March 2019







FLOORPLANS

Approximate IPMS2 Floor Area

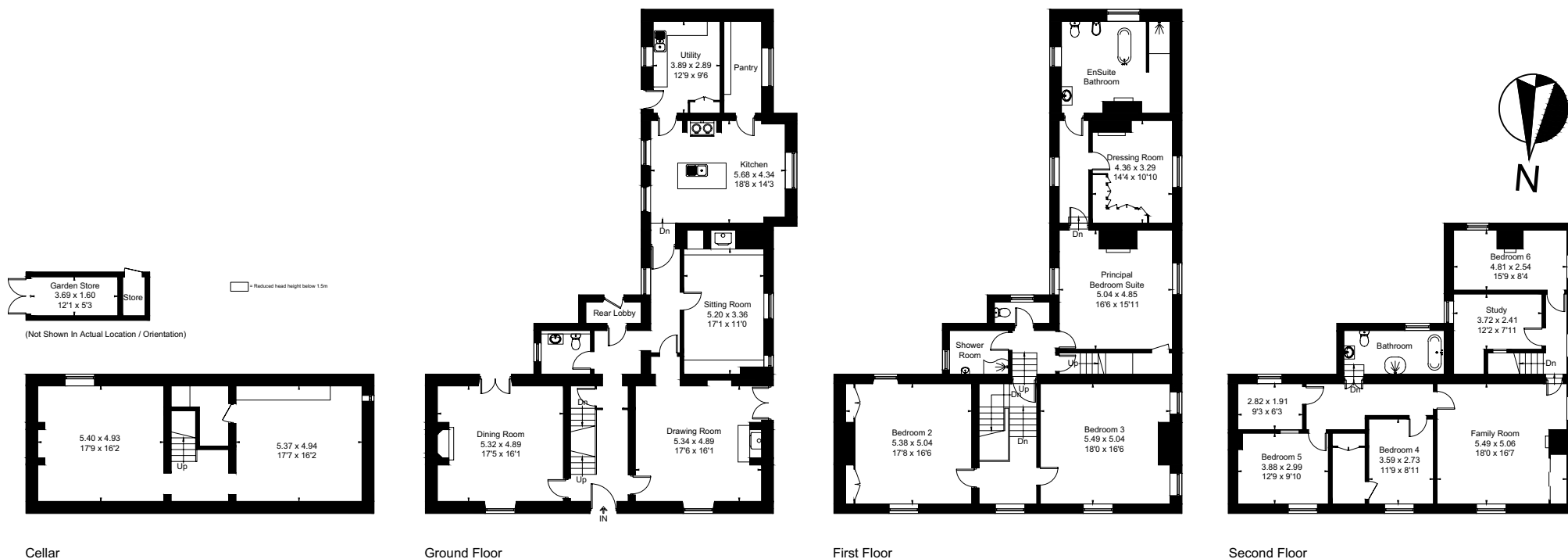
House = 429.3 sq m / 4621 sq ft

Cellar = 67.4 sq m / 725 sq ft

Outbuilding = 8 sq m / 86 sq ft

Limited Use Area = 3.9 sq m / 42 sq ft

Total = 508.6 sq m / 5474 sq ft.



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