



A detached period house in splendid gardens

Highfield, Stamford Road, Colsterworth, Grantham, Lincolnshire NG33 5JD

Freehold





Reception hallway • Four reception rooms • Conservatory
Kitchen/breakfast room • Utility • Principal en suite
bedroom • Six further double bedrooms • Family
bathroom • Driveway • Detached coach house
outbuilding • Enclosed landscaped garden • Adjoining
grassland • About 2.68 acres

Situation

Colsterworth is a popular serviced village to the west of the A1, eight miles south of Grantham with its mainline commuter links to the Capital, 14 miles to the north of Stamford. It has a primary school, doctor's surgery, public house and mini-market, whilst the area in general is blessed with its choice of education. The independent Witham Hall and Brooke Priory Prep, along with Stamford and Oakham Schools, among others, and Grantham and Bourne's popular Grammar Schools are all within a 14 mile radius of this property.

About Highfield

A striking unlisted detached house of circa 1897, this large property has been within the current family's tenure for almost 60 years, during which it has been both the family's home and, for a long time, the village doctor's surgery.

Requiring modernisation, the house offers spacious accommodation in excess of 4,500 square feet on the floor plan, with symmetrical principal rooms with impressive proportions and high ceilings. The dining room has an ornate ceiling, whilst the drawing room is partially panelled and all the reception rooms have attractive period fireplaces.

Generally throughout the house the rooms have large windows, many that showcase the beautiful southerly and westerly views over the property's gardens and its adjoining land. Currently presented with four reception rooms and seven bedrooms served by two bathrooms, the versatile layout offers an obvious opportunity to reconfigure (subject to any consents required), should the buyer wish.

Outside

The mature formal gardens were the owner's passion and lie principally to the west and south of the house, extending to about an acre. Lawned with well-stocked flowering borders, mixed species fruit and deciduous trees, as well as a kitchen garden, the gardens are a delight and have lovely views to the west over the adjoining grassland field, which runs down to the River Witham, and rolling countryside. The grounds extend in total to about 2.8 acres.



In addition to the house, across the driveway, a large two storey brick built Coach House building offers garaging, stabling and storage and is thought to have potential, subject to consents, for ancillary annex accommodation.

Services

Mains electricity, water and drainage are connected. Oil central heating

Fixtures and Fittings

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

Local Authority

South Kesteven District Council
T: 01476 406080.
Council Tax Band G

Energy Performance

Certificate (EPC):

Rating E

Viewing

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

Date of Photography &

Particulars

July 2019.

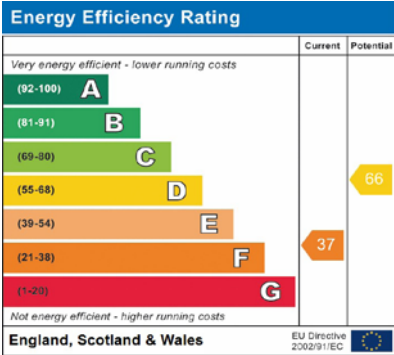


Stamford Road, Grantham
Main House gross internal area 4,740 sq ft / 440 sq m
Garage 500 sq ft / 46 sq m
Floor Above Garage 371 sq ft / 35 sq m
Stables & Stores 57 sq ft / 5 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8389672/MRB

For identification only. Not to scale. © 190702HL



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

