



**Old Farmhouse, Grantham Road, Old Somerby, Grantham NG33 4AB**



**william  
h brown**

**welcome to**

**Old Farmhouse, Grantham Road, Old Somerby, Grantham**

\*GUIDE PRICE £765,000 - £775,000\* - JUST STUNNING ! FULL OF CHARACTER, with beams, stone floors and an Inglenook fireplace. This detached cottage offers three reception rooms, five bedrooms and plenty of outdoor space with a driveway and carport/garage. Call us to view on 01476 566363.



### **Entrance/Study Area**

Having windows to the front and side aspects, beamed ceiling, radiator, stone flooring and access into the living area, cloakroom and kitchen diner.

### **Downstairs Cloakroom**

Comprising of a wash hand basin, low level WC and tiled flooring.

### **Living Area/Lounge**

28' 7" to Fireplace x 16' 7" ( 8.71m to Fireplace x 5.05m )  
Cosy living area with windows to the rear aspect, original stone, beams, panelling and feature Inglenook fireplace. Staircase to the first floor landing, two radiators, access through to the kitchen and French doors leading out to the garden.

### **Dining Room**

19' 8" Into Fireplace x 17' ( 5.99m Into Fireplace x 5.18m )  
Beautiful double height, dual aspect room with windows to the side and rear aspects, original beams, tile flooring, large open fireplace and log burning stove, two radiators and access into the kitchen diner. Landing with viewing balcony over.

### **Kitchen Diner**

30' 8" x 7' 9" ( 9.35m x 2.36m )  
With windows to the front aspect this galley style kitchen features a range of wood units to both the floor and eye level with dark marble style worktops over, inset Belfast sink and built-in fridge freezer, washing machine and AGA stove. Original beams, tiled floor, radiator, stable door with access to the front courtyard.

### **First Floor Landing**

With carpet, beams and access into two bedrooms and family bathroom.

### **Bedroom Two**

18' x 10' 8" ( 5.49m x 3.25m )  
With a window to the rear aspect, original beams, carpet and a radiator.

### **Bedroom Four**

14' 3" x 9' 3" ( 4.34m x 2.82m )  
With window to the rear aspect, original beams, carpet and a radiator.

### **Family Bathroom**

With two windows to the rear aspect, freestanding bath with shower attachment, shower cubicle, pedestal wash hand basin, Victorian style ceramic WC, heated towel rail, beams, spotlights to the ceiling, wood flooring and extractor fan.

### **Second Floor Landing**

Landing area with access into three bedrooms and shower room.

### **Bedroom One - Second Floor**

14' 7" Widest point x 13' 4" ( 4.45m Widest point x 4.06m )  
With a window to the side aspect, built-in wardrobes/storage, radiator, beams and sloping ceilings (restricted head height).

### **Bedroom Three - Second Floor**

15' 8" x 8' 9" To Wardrobes ( 4.78m x 2.67m To Wardrobes )  
With a window to the side aspect, built-in wardrobe/storage, carpet, beams, radiator and sloping ceilings (restricted head height).

### **Bedroom Five**

9' 4" x 10' 3" ( 2.84m x 3.12m )  
With a window to the rear aspect, carpet and sloped ceiling (restricted head height).

### **Shower Room**

With a skylight window to the rear aspect and comprising of a corner shower cubicle, partial tiling to the walls, pedestal wash hand basin, built-in storage cupboards, tile effect flooring and heated towel rail.

### **General Description Outside**

Outside of the property, there is a gated driveway leading to stable blocks, carport/garage area and a gate leading to the side and rear garden. Spacious outdoor area with apple trees, herb garden, hedging and fencing around, pond, wall garden to the side and plenty of lawn. Beautiful open field views.



**view this property online** [williamhbrown.co.uk/Property/GST113648](http://williamhbrown.co.uk/Property/GST113648)



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## Old Farmhouse Grantham Road, Old Somerby Grantham

- Detached Character Cottage
- Spacious Versatile Accommodation
- Three Reception Rooms
- Five Bedrooms & Two Bathrooms
- Outdoor Space with Open Field Views

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: G

guide price

**£765,000 - £775,000**



Total floor area 257.7 m<sup>2</sup> (2,774 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



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Please note the marker reflects the postcode not the actual property



Property Ref:  
GST113648 - 0003

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