



The Priory

Grantham, NG31 6LJ

Offers In The Region Of £450,000

Richardson

The Priory, 7 Market Place

Grantham, NG31 6LJ

The Priory is a well proportioned Grade 2 listed property constructed in the late 18th century of brick with stone quoins under a pantile roof. Initially a private house, The Priory has been used as a doctor's surgery, the towns registry office and more recently as offices. Planning consent was recently obtained for the change of use back to its original purpose as a single dwelling. The accommodation which extends to approximately 4000 ft.² over four floors including the basement contains numerous period features such as original doors, staircase and cornices. The indicative drawings that accompanied the planning application show two reception rooms plus a large kitchen on the ground floor, three double bedrooms on the first floor with ensuite and bathroom and to the second floor four further bedrooms plus an ensuite and bathroom. The property has the benefit of a lift between the ground and first floor. The plans for the extensive basement which has vaulted ceilings shows a games room, wine cellar, store rooms along with boiler and plant rooms. The Priory is located in the conservation area in the heart of Grantham just off the Market Place, with its range of public houses, eateries and shops. The property is set in approximately 0.3 acre and is approached via a shared driveway passing through a stone arch and double gates to its own private grounds comprising lawns, rose beds, circular gravel drive and shrubbery. In the garden there is a brick and pantile store, stone folly and arch and several fine mature trees including a tulip tree, lime and cherry. There is a separate pedestrian and vehicle access to the Market Place.

Planning Permission

Planning Permission was granted, subject to conditions, by South Kesteven District Council for Change of use from offices to single dwelling house under Planning Reference S20/2196 dated 2nd March 2021. It should be noted that the property is Listed and within the Conservation area and the works would be subject to a Listed Building application.

Covenants

Within the grounds there is a stone folly & arch which must be kept in good repair. Further details of covenants are available from Richardson.

Agents Notes

Under the Estate Agents Act of 1979, we hereby give notice that an employee of Richardson is a relative of the owner of this property.

Basement

Wine Cellar

Storage Area 1

Storage Area 2

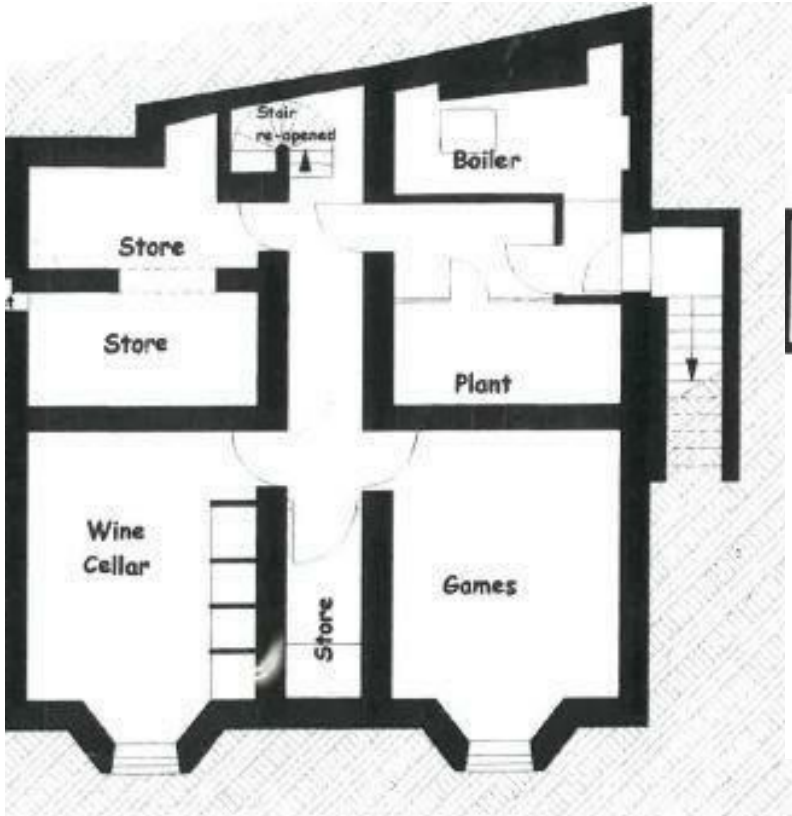
Storage Area 3

Games Room

Plant Room



Floor Plans



Boiler Room

Ground Floor

Breakfast/Kitchen Area
16'7" x 13'10" (5.07 x 4.23)

Living Room Area
17'4" x 13'9" (5.29 x 4.2)

Hall

Dining Area
13'8" x 11'11" (4.17 x 3.65)

Lobby
9'8" x 7'2" (2.96 x 2.2)

Utility
11'1" x 6'10" (3.4 x 2.1)

Storage Area 1
4'3" x 3'3" (1.3 x 1.0)

Storage Area 2

First Floor

Bedroom
14'9" x 13'8" (4.5 x 4.19)

Ensuite
11'4" x 4'5" (3.47 x 1.35)

Guest Bedroom
14'6" x 13'9" (4.42 x 4.2)

Living Room Area
18'8" x 14'1" (5.7 x 4.3)

Bathroom
7'1" x 6'6" (2.17 x 2)

Storage
7'1" x 3'11" (2.17 x 1.2)

Second Floor

Master Bedroom
14'9" x 13'9" (4.5 x 4.2)

Ensuite
14'5" x 7'10" (4.4 x 2.4)

Bedroom
14'5" x 13'5" (4.4 x 4.1)

Bedroom 2
13'9" x 8'6" (4.2 x 2.6)

Bedroom 3
13'9" x 9'10" (4.2 x 3.0)

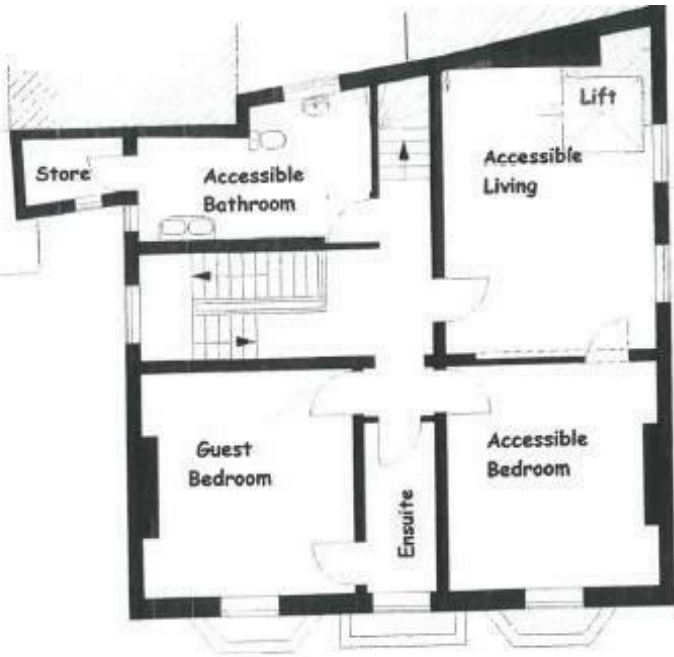
Bathroom
6'2" x 4'7" (1.9 x 1.4)

Services

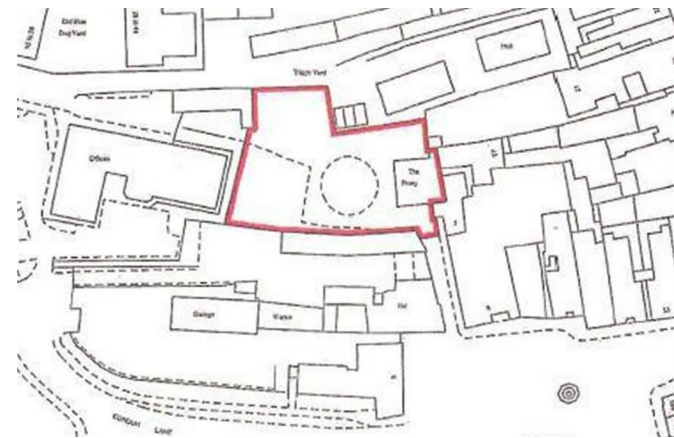
The property benefits from mains water, electricity, gas and drainage.

Basement

Ground Floor



Area Map



First Floor

Second Floor

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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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