



WILDS FARMHOUSE

MAIN STREET BRANSTON GRANTHAM NOTTINGHAMSHIRE NG32 1RU

Land & Estate Agents
Property Consultants



The Country Property Specialists
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WILDS FARMHOUSE

A substantial five-bedroom detached period farmhouse, Listed Grade II, of considerable charm and character which has been well maintained and improved by the present owners over many years and today offers a wonderful family home with an extensive, and versatile internal layout, capable of supporting the requirements of blended and intergenerational families.

The house is complimented by a remarkable range of period outbuildings (offering appreciable scope for alteration and improvement if desired) which form a delightful sheltered walled garden setting bounded at the rear by the remaining wall of what was once a large barn; an original central opening captures a wonderful view over the neighbouring Belvoir Estate countryside and the garden area beyond the wall is rented from Belvoir Estate and offers a pleasant amenity garden extension.

BRANSTON

Branston is a small, and rather attractive rural village set in a picturesque rural landscape some three miles south-west of Belvoir Castle, and many properties within the village remain part of the Belvoir Estate.

Largely unspoilt, with an attractive vernacular architecture the village is well placed for access to the neighbouring market town population centres of Grantham, Melton Mowbray and Bingham, the larger well facilitated village of Bottesford, and the regional centres of Nottingham and Leicester. The village Inn, The Wheel, is a popular long established gathering point for a meal and a drink.

Fast London Main Line Rail Service

Gratham offers a direct high speed rail main line rail service into London Kings Cross in a scheduled journey time of just over an hour (65 mins).

Grammar School Catchment

The property lies within the Grantham Grammar School Catchment and a daily bus from the village serves Kesteven Girls School and The Kings School.

PRICE GUIDE: £895,000

MILEAGES

Menton Mowbray	8 miles	Grantham	10 miles	Bingham	11 miles
Loughborough	21 miles	Nottingham	22 miles	Leicester	27 miles

GROUND FLOOR

Entrance Hall

Traditional fielded panelled door. Quarry tiled threshold leading through to:

Entrance Area/Dining Room *(in open plan)*

4.68m max x 4.32m (15'4" x 14'2")

An immediate indication of the appreciable character of this fine and substantial period house.

Heavy exposed ceiling timbers. Striking stone open fireplace set a quarry tiled hearth with a brick inlay.

Original recessed cupboard. Shuttered square window to front street scene aspect. Traditional restored pine boarded doorway to cellarage.

Enclosed latched doorway rising to first floor landing.

At the far end of the entrance hallway, a translucent stained-glass half glazed door leads to the garden.

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Second Sitting Room/TV Room

4.68m x 3.38m (15'4" x 11'1")

Attractive stone fireplace with a burnished steel inlay and hob grate with beaded arched profile detailing.

Shuttered square window to front aspect. Heavy exposed ceiling timbers. Fielded exposed pine door.

Study

4.26m x 3.60m (14' x 11'10")

Heavy exposed ceiling timbers. Original brick thrall with quarry tiled top. Period window overlooking the charming walled gardens.



Wonderful Traditional Country Kitchen - Day Room

6.10m x 5.14m (20' x 16'11")

At the heart of every traditional country property there is typically a sociable country kitchen and this is no exception in the case of Wilds Farmhouse...

Range of Shaker style cabinets complemented by a matching granite topped octagonal culinary island/breakfast bar. Double Belfast sink unit. Integrated Bosch dishwasher. Recess for housing a fridge freezer.

The focal point of the room is a traditional oil-fired Aga cooking range and companion electric hob and two ovens set to an inglenook style recess with a heavy cross beam and brick dressed surround. Large enclosed shelved walk-in pantry - wine store, serving as a general housekeeping cupboard. Doorway connecting to the sheltered walled garden courtyard. Striking high open vaulted ceiling with exposed roof truss formation. Stepped access through to:



Main Entrance Hall

In practise the day-to-day entrance point to Wilds Farmhouse having exposed traditional red brick floor in a herringbone pattern. Boarded timber entrance door with translucent half glazed side screens – exposed period stone arched brick detailing. Latched doorway to:

Laundry/Boiler Room

Fitted modern Grant oil fired boiler serving domestic hot water and central heating. Plumbing for automatic washing machine housed within a pine cupboard. Enclosed cylinder cupboard housing a lagged pressurised hot water cylinder. Fitted shallow Belfast stone sink and low flush wc. Window overlooking the courtyard garden.

Square opening from the entrance hall to:

Outer Hall - Boot Room

Two useful built in storage cupboards, central bench seat and open shelving. Recessed low voltage ceiling lighting.

Contemporary Guest Cloakroom - half tiled

High grade low flush wc and contemporary wash basin.



Family Room - Playroom

5.45m x 3.56m (17'11" x 11'8")

In practise, a versatile room which may be adapted to suit specific family lifestyle requirements.

Charming Sitting Room

4.68m x 5.14m (15'4" x 16'11")

A delightful relaxing informal reception room connecting in open plan to the kitchen, with mellow heavy exposed ceiling cross timbers and a striking stone fireplace incorporating a high capacity cylindrical Morso cast iron wood burning stove set to a raised quarry tiled hearth, two brick dressed period recesses with arched profiles either side of which are two original shelved storage cupboards. Shuttered square period window to the village street scene aspect.



Family Room – Playroom



Second Sitting Room



First Floor Landing

FIRST FLOOR

Charming Central Landing

Alighted from a winding period staircase with two windows overlooking the charming walled gardens and Vale of Belvoir countryside beyond. A rather special feature of this endearing house, once again with heavy exposed ceiling timbers, an ornamental period fireplace - hob grate and a small, enclosed cupboard beneath the secondary staircase which rises to the upper floor.

Rear Bedroom Two 4.26m x 3.60m (14' x 11'10")

Ornamental stone fire surround incorporating a decorative cast iron hob grate. Period window - window seat. Small period window overlooking the walled gardens. Fielded restored pine door.

Front Bedroom Three 4.68m x 3.38m (15'4" x 11'1")

Heavy exposed ceiling timbers, built in hand painted double wardrobe, period fire surround and cast-iron hob grate. Shuttered period window to front aspect - recessed window seat. Fielded restored pine door.

Side/Outer Landing

Period window overlooking the rear garden. Exposed ceiling timbers.

Bedroom Four 4.46m x 3.57m (14'7" x 11'9")

Heavy exposed original ceiling timbers. Useful open shelving, two enclosed storage/wardrobe closets with period pine doors. Shuttered period window to front aspect with window seat and a fielded stripped pine period door.

Luxury Contemporary House Bathroom – Shower Room

Large walk-in shower with Myra thermostatically controlled chrome overhead shower and fitted glass splash screen, contemporary Duravit vanity unit - wash basin with chrome mixer tap, deep round ended bath and low flush wc with concealed cistern complemented by floor and wall tiling. Chrome ladder towel rail. Exposed cross beam.



SECOND FLOOR

Charming Upper Landing

Dormer window with far reaching rural aspect across Vale of Belvoir countryside. Alighted from a winding period staircase. Exposed original roof purlin.

Enclosed Separate WC

Fitted low flush wc and corner wash basin.

Bedroom Five

4.67m x 3.42m (15'4" x 11'3")

Exposed original roof purlins, dormer window with delightful aspect. Latched doorway. Extensive range of built in wardrobes.

Shower Room

Large corner shower with fitted Mira shower and curved glass enclosure, contemporary vanity unit - wash basin with chrome mixer tap and fitted chrome ladder towel rail.

Enclosed cylinder cupboard housing a high capacity MegaFlow pressurised hot water cylinder. Contrasting floor and wall tiling.

Principle Bedroom

4.46m x 6.50m (14'7" x 21'4")

A spacious principal bedroom incorporating a private bathroom area having vaulted ceiling lines, exposed original roof timbers and built in wardrobes. Two high level dormer windows with remarkable views across the adjacent Vale of Belvoir countryside and the private walled gardens. Latched pine doorway.

Corner Bathing Area

Fitted ball and claw foot freestanding traditional bath and wall mounted period Thomas Crapper wash hand basin.



SHELTERED WALLED GARDENS

A particular feature of the sale is the walled garden setting created by the original house and two ranges of brick, stone and pan tiled barns/outbuildings and the remains of an original period barn, the product of which is an enchanting sheltered secure garden area with a central gently sloping lawn relieved by rockery beds and borders and a small kitchen garden. An electrically operated timber gate leads into the garden courtyard – parking area.



Tractor House - Log Store

An open sided barn offering useful storage opening onto a gravelled seating area with a small water feature offering a picturesque vantage point through an arched opening in the original stone barn wall towards the Vale of Belvoir countryside beyond.

Outside Play Barn - Games Room

General Purpose Garden Store

Small Barn/General Storage Area Two

Garden Implement Store

Open Bay Car Port One

Open Bay Car Port Two

Linked Barn - Workshop

An interesting period building with scope for possible conversion subject to planning and listed building regulation considerations with an attractive open vaulted ceiling and exposed roof truss formations.

Former Loose Box Stabling

A sheltered flagstone courtyard area adjacent to the kitchen offers a pleasant al fresco seating area and vantage point across the garden.

Agents Note

The outer garden/wildflower area beyond the rear brick and stone boundary feature wall is rented from the Belvoir Estate – shaded blue on the attached plan.

A five bar timber gate from the village Main Street provides a side gravel right of way access to Wilds Farmhouse and the main day-to-day side entrance door.

In practice, this driveway serves three other properties and also provides Belvoir Estate (occasional) access to the meadows at the rear.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

Oil fired central heating. Mains electricity, water and drainage are available.
Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

LOCAL AUTHORITY *Council Tax Band G*

Melton Borough Council
The Council Offices, Nottingham Road, Melton Mowbray
Leicestershire LE13 0UL
www.melton.gov.uk 01664 502502

Material Information

A small area of the neighbouring land in the ownership of The Belvoir Estate is the subject of a Japanese Knotweed treatment plan with a 10 - year warranty. Wilds Farmhouse has been the subject of a precautionary survey by a registered specialist firm, and no evidence of Japanese Knotweed was found. Further details are available upon request.



VIEWING ARRANGEMENTS

IF YOU ARE INTERESTED IN WILDS FARMHOUSE
AND WOULD LIKE TO ARRANGE A VIEWING,
PLEASE CONTACT US ON 01636 815544

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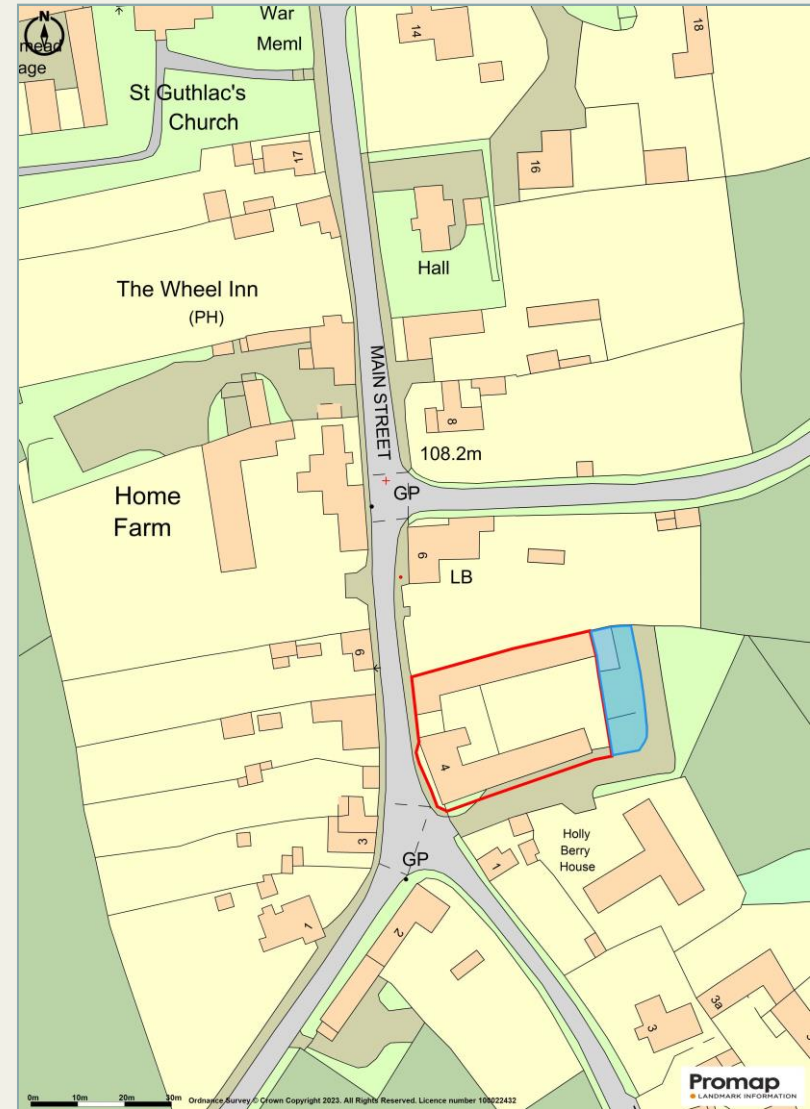
REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





SD / TD

SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544 sales@smithandpartners.co.uk



www.smithandpartners.co.uk

