

MULBERRY HOUSE  
SWAYFIELD



To the west of the flourish and flow of the West Glen River lies the peaceful rural village of Swayfield, and within it the secluded serenity of Mulberry House.



Approached along a lengthy, private driveway, Mulberry House, built in buttery Stamford stone, is wrapped up in 0.5 acres of garden, with free-flowing views over the surrounding countryside for a resplendently rural feel.

Ample parking is available on the block paved driveway, with an integral, two-door double garage also available.

## ROOM FOR ALL

Beneath an oak portico, impressive solid wood double doors open to a grand entrance hallway, with wooden flooring underfoot.

Step through into the capacious family kitchen, where there is ample room for the family to gather in front of the bifolding doors which open out to the broad patio and garden. With plenty of space for a dining table and sofa, continue through to the practical side of the kitchen.

Recently refitted, this streamlined and sleek contemporary kitchen is packed full of storage, alongside a fantastic, large, central island breakfast bar. Stylish quartz worktops provide plenty of preparation space, and house a wealth of integrated appliances, including a Rangemaster oven and grill with induction hob, instant boiling hot tap, wine cooler, built-in coffee machine, microwave and American-style fridge-freezer.

Sociably spacious, this kitchen has been designed with family and entertaining in mind. As you prepare meals for the family, soak up garden views through the wide windows to two sides of the kitchen.

An archway opens off the kitchen into the laundry, another substantially sized room, with additional storage and plumbing for washer and dryer. A stable door opens to provide handy access to the garden.



## WINE, DINE AND RECLINE

Returning to the entrance hallway, discover the large dining room, where there is abundant room for all the family to gather at the table over Christmas dinner. A stone fireplace is a handsome feature, whilst patio doors open out to the patio, perfect for a sociable flow during gatherings.

Beyond the dining room lies the warm and welcoming sitting room. Here, windows to the front and rear ensure a bright and airy ambience.

Neutral, contemporary shades dress the walls, with a large stone fireplace accommodating a wood-burning stove, emanating cosy warmth throughout. To the rear, two sets of French doors provide easy access out to the garden when entertaining in the summer months.



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## PRACTICAL SPACES

Completing the ground floor is the spacious home office. Previously used as a guest bedroom with its own en suite shower room, this space could be ideal for multigenerational families or those requiring accessible sleeping quarters.

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## SPACIOUS, SOPORIFIC AND STYLISH

From the ground floor, take the stairs up to the first-floor landing, a spacious area brimming in light from a multitude of windows.

Peacefully sequestered at one end of the landing, discover the large guest bedroom, furnished with fitted drawers and wardrobes and with fantastic, far-reaching views out over the garden and countryside beyond. Throughout Mulberry House, the home is characterised by its spacious rooms and great versatility of space.

Guests can refresh and relax in their own private en suite shower room.

Returning along the landing, directly opposite the top of the staircase, step through into a guest bedroom. Again, a spacious double, this bedroom is airy and light, neutrally decorated and with verdant views out over the garden. A door opens to the fully tiled en suite, where relaxation awaits in the deep, freestanding bathtub with showerhead attachment. A wall-mounted vanity unit wash basin, cream heated towel radiator and separate shower also feature.

Also serving as the main family bathroom, there is Jack and Jill access out to the main landing.

Sneak a peek at the next bedroom, a sweet single room, ideal perhaps as a nursery, before passing another large double bedroom overlooking the garden and distant countryside.





## YOUR PRIVATE SANCTUARY

Finally, arrive at the principal suite. A bountiful bedroom, there is abundant space for all your furniture, while a Velux window draws down the stars after dark, framing pretty views out over the garden.

Step through into the dressing room, illuminated by another Velux window, where fitted wardrobes provide plenty of storage. Accessed via the dressing room is the elegantly tiled and indulgently sized en suite, with a deep, freestanding bathtub. Warm your towels on the heated towel radiator, whilst a separate shower, vanity unit wash basin and lavatory are also available.





## GARDEN OASIS

Follow the sun around the garden, relaxing and reclining on the many different areas of patio and enjoy the tranquility of the setting. Mature hedging surrounds the lawns, with unbroken views beyond, over the rolling countryside.

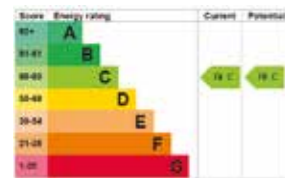
Perfect for children's games and the scamper of four paws, lawned gardens wrap around Mulberry House, with topiary bushes and manicured evergreen hedging an elegant highlight. Screened away from view to one side of the home is the large, heated, swimming pool, perfect for sunny days and pool parties.



## THE FINER DETAILS

Freehold  
 Detached  
 Constructed 2006  
 Plot approx. 0.5 acre  
 Oil central heating  
 Mains electricity, water and sewage  
 South Kesteven District Council, tax band G  
 EPC rating C

Ground Floor:  
 approx. 239.3 sq. metres (2576.0 sq. feet)  
 First Floor:  
 approx. 201.7 sq. metres (2171.5 sq. feet)  
 Total area:  
 approx. 441.1 sq. metres (4747.5 sq. feet)



## ON YOUR DOORSTEP

Peacefully nestled on the cusp of the village, Mulberry House enjoys a tranquil setting, surrounded by country walks, yet is within easy reach of all the essential amenities.

Just nine miles from Grantham and ten miles from Stamford, shops, restaurants, bars, bistros, schools and transport links are just a stone's throw away.

A thriving village, Swayfield embodies the character and comfort of rural living, with the village hall self-identifying as the 'beating heart of [the] community', hosting regular entertainment events throughout the year including an annual Christmas dinner, music nights, spring fairs and much more.

With a local bowling green and church (St Nicholas), Swayfield even has its own village pub, The Royal Oak; the perfect place to quench your thirst after exploring the local lanes and footpaths.

Commute with convenience, with the A1 just a short drive away, or catch a train from nearby Stamford Station. There are plenty of excellent schools nearby in the primary, secondary and independent categories, including in nearby Corby Glen and Colsterworth. Witham Hall, Bourne Grammar School, The Grantham Preparatory International School and Stamford School are all with easy reach.

With spacious living at its heart, Mulberry House is the perfect rural refuge, with all the convenience of the city close at hand.

## LOCAL DISTANCES

- Witham on the Hill** 7.5 miles (14 minutes)
- Bourne** 9 miles (18 minutes)
- Grantham** 14 miles (22 minutes)
- Stamford** 16 miles (21 minutes)



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