

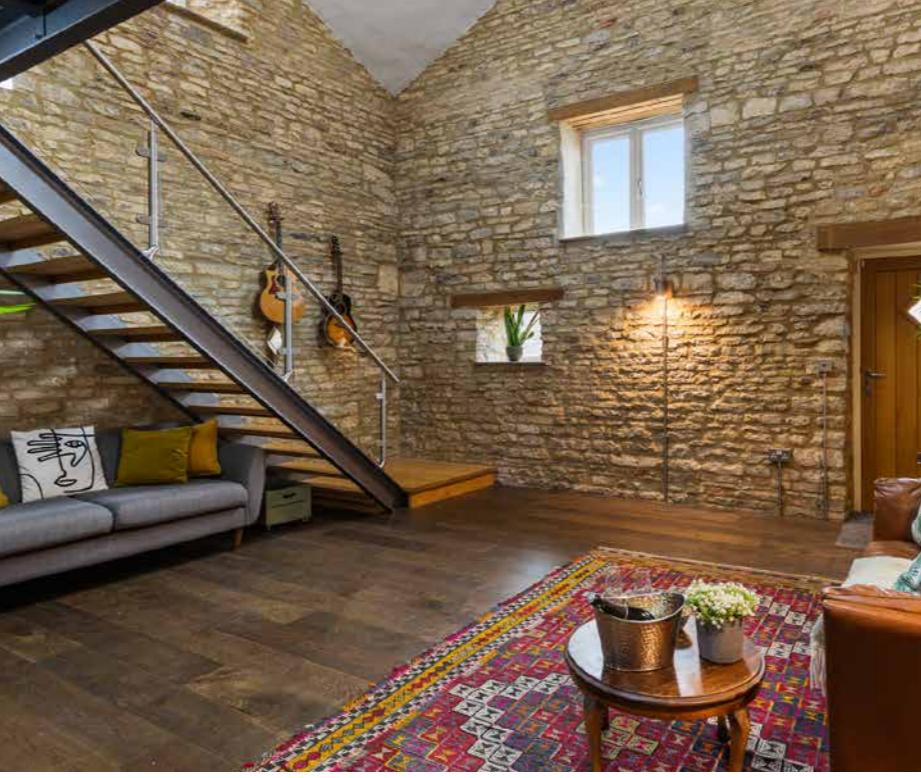


THE MALT HOUSE

— MARKET DEEPING —



Balcony sunsets, space to stretch out indoors and out and the safety and serenity of country living – all just minutes' walk from Market Deeping: welcome to life at The Malt House.



COMFORT INGRained

Tucked away amidst a handful of homes within the quiet gated community of Vergette Court, the Grade II listed Malt House, home dating back to the late 1700s and spanning almost 3,000 square feet, is within a quiet conservation area.

Push through the gates and along the golden gravel driveway, leading to abundant parking alongside a private double garage.

A WARM WELCOME

Indoors, the antiquity and rusticity of the home's past create an atmospheric arrival in the exposed stone and high windows of the double-height entrance hall. Warm hexagons underfoot from underfloor heating – a feature throughout the home – whilst modern glass and steel balustrades run up the staircase to the first-floor landing. A broad, social hub rather than a place to pass through, this area comes to life when entertaining, with space for a sofa or two and a warm, lit by candlelight.

Continuing the theme of modern, real-life design, the home follows an upside-down living arrangement, with bedrooms and a well-placed laundry room on the lower level, and the impressive kitchen and reception rooms elevated on the first floor.

SAVOUR THE MOMENT

Offering a delectable balance of traditional farmhouse warmth and contemporary family flair, the modern dining kitchen with its exposed stone and timbers flows out beneath the vaulted ceiling above. Gather sociably at the central island, brimming with storage and breakfast bar seating at the semi-circular head, as light streams in through the glazed door opening to the balcony – the perfect place for clinking glasses as the sunset washes over the garden.

Beyond the functional cooking zone, the room flows out with ample space for a dining table to the centre and culminates in a cosy seating area at the opposite end. Pocket doors slide open to a separate sitting room set beneath the beamed and vaulted ceiling.

Tucked privately off to the furthest end of the first floor is a quiet study with a handy cloakroom; ideal for those working from home.



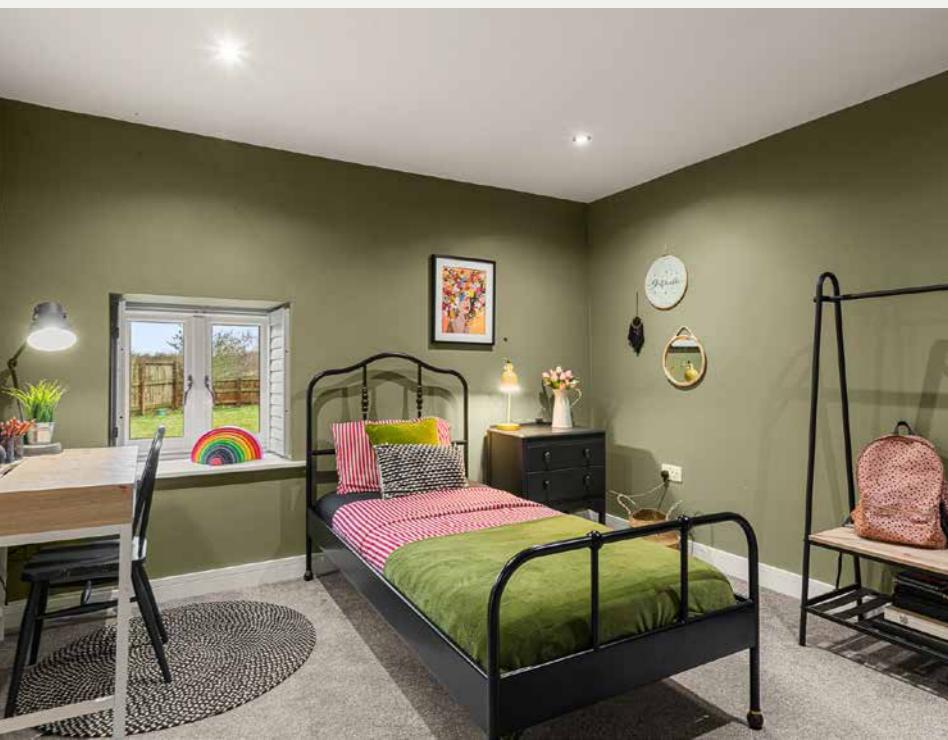
SWEET SLUMBER

Returning to the ground floor, The Malt House is home to four double bedrooms, every one individual in their character. Deep navy tones dress the principal suite, where a low cottage-style window evokes the home's farm building heritage, offering views over the garden and countryside, with plenty of space for clothing in the walk-in dressing area. Refresh and revive in the chic en suite with plenty of storage and wet room shower.

Conveying with length and lighting the sheer scale of the home, a long inner hallway leads to the remaining three double bedrooms, where shuttered windows draw the daylight in.

Serving the bedrooms, a large family bathroom, with a deep, oval-shaped bathtub and separate walk-in wet room shower in minimal tones of white and cream, blends comfort with spa-like luxury. The final bedroom also features its own chic shower room en suite, making it ideal for guests.

Cool in the summer and invitingly warm in winter, The Malt House is a welcoming space throughout the seasons.





Blending rustic rural character and contemporary ease, The Malt House is a warm, welcoming and stylish safe haven for all ages, tucked away in the countryside, yet just a 15-minute walk from the heart of Market Deeping.

OUTDOOR HAVEN

Outside, the party continues. Designed as a true extension of the living spaces within, the garden at The Malt House serves all ages with space to relax, unwind and with plenty of opportunity for play. A broad lower terrace runs the full width of the house, creating a natural hub for outdoor dining, summer barbecues and relaxed family time, with plenty of space for furniture. Lawn opens out beyond, with established borders, offering space for children to play.

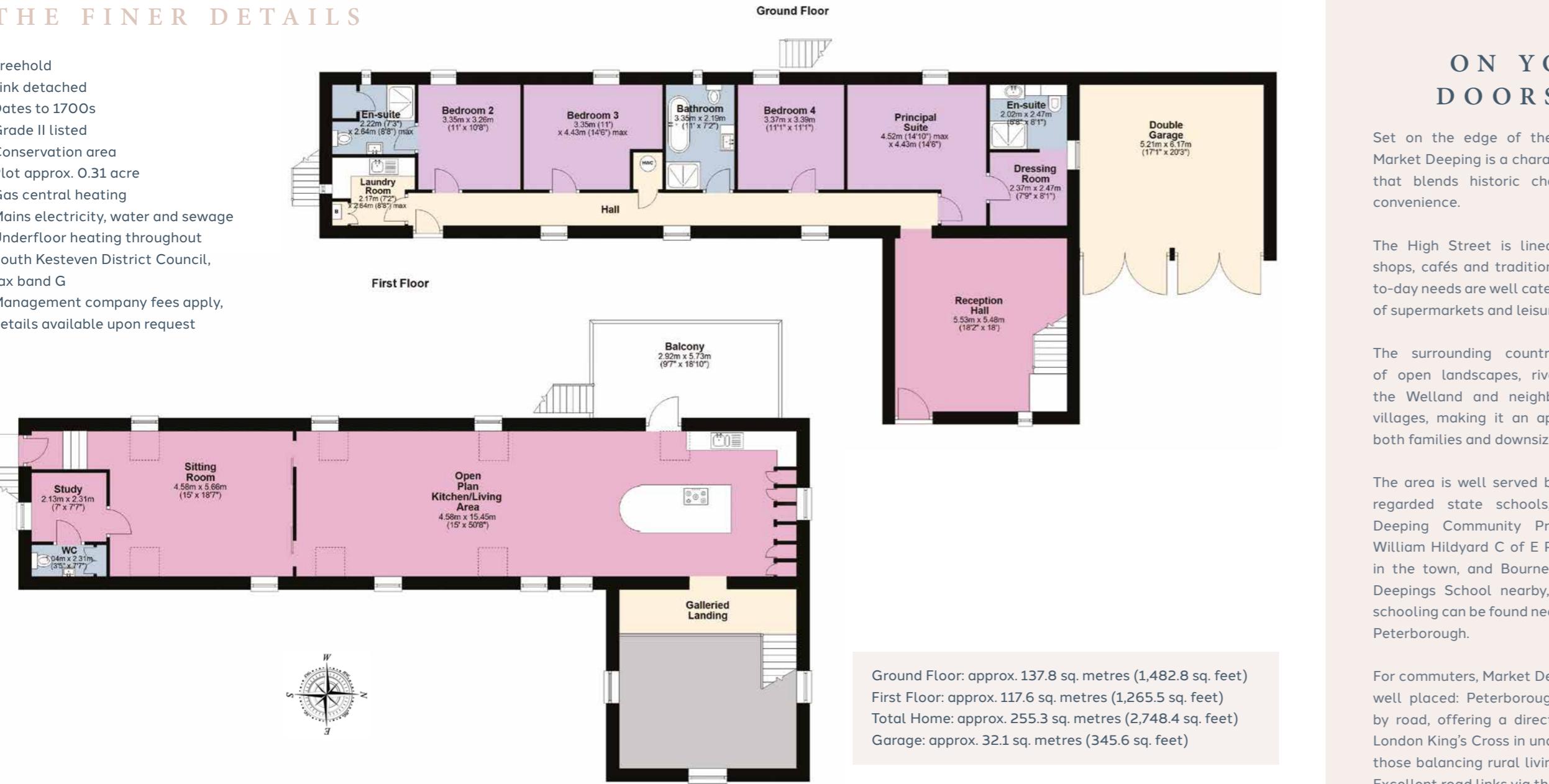
Steps rise from the terrace to the balcony, also accessed directly from the kitchen; bathed in warmth during the day providing the perfect place to sit and watch the wildlife and admire the sunsets with south-west facing views stretching across the garden and open countryside beyond.

With 0.3 acres of garden and the option to purchase an additional 0.5 acres of paddock land by separate negotiation, The Malt House is designed for entertaining both indoors and out.



THE FINER DETAILS

Freehold
Link detached
Dates to 1700s
Grade II listed
Conservation area
Plot approx. 0.31 acre
Gas central heating
Mains electricity, water and sewage
Underfloor heating throughout
South Kesteven District Council,
tax band G
Management company fees apply,
details available upon request



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ON YOUR DOORSTEP

Set on the edge of the Lincolnshire Fens, Market Deeping is a characterful market town that blends historic charm with everyday convenience.

The High Street is lined with independent shops, cafés and traditional pubs, while day-to-day needs are well catered for with a choice of supermarkets and leisure facilities.

The surrounding countryside offers miles of open landscapes, riverside walks along the Welland and neighbouring picturesque villages, making it an appealing setting for both families and downsizers alike.

The area is well served by a range of highly regarded state schools, including Market Deeping Community Primary School and William Hildyard C of E Primary School both in the town, and Bourne Grammar and The Deepings School nearby, while independent schooling can be found nearby in Stamford and Peterborough.

For commuters, Market Deeping is particularly well placed: Peterborough is easily reached by road, offering a direct rail connection to London King's Cross in under an hour, ideal for those balancing rural living with city working. Excellent road links via the A15 and A1 further enhance connectivity across the region.



LOCAL DISTANCES

Bourne 7 miles (14 minutes)
Stamford 8 miles (17 minutes)
Peterborough 9 miles (18 minutes)
Spalding 13 miles (23 minutes)





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