



Clematis House
Claypole

MOUNT & MINSTER



Clematis House

Claypole

Period living at its finest with the benefit of modernised and extended accommodation, this stunning home is perfect for entertaining or equally ideal for relaxing and within easy reach of mainline stations - 1 hour to London.

- Detached Georgian Residence
 - Four Reception Rooms
 - Five Double Bedrooms
 - Two Bathrooms
 - Utility & Laundry Rooms
 - Previous Consent for Annex
- Formal Lawns (0.75 acre approx)
 - Impressive Vaulted Kitchen
- Double Garage & Private Parking
- London Kings Cross: 1 hour (Grantham)



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DESCRIPTION

A beautiful Georgian village residence set within extensive grounds and with scope for further development. Accommodation briefly includes kitchen, formal sitting room, separate family room, dining room, home office, five double bedrooms and two bathrooms.

Clematis House is an important and prominent home, yet is not restricted by a designated listing. The beautifully presented living accommodation has already been extended to offer a stunning vaulted kitchen, with planning having already been granted previously for an additional annex conversion. The property offers piece of mind, with every inch of this character home being maintained to the highest standard, including new double glazed timber window units, yet also offering the successful new owners the opportunity to put their own stamp on this already stunning residence.

LOCATION

Claypole offers idyllic rural living, with numerous local amenities available in the village including a primary school, village shop, butchers shop, the Five Bells public house, coffee shop, hairdressers and beauty salon.

The village is conveniently located between Grantham and Newark, with easy access to the A1 trunk road, A46 and A52. Fast trains are available from Newark Northgate station and Grantham connecting to London King's Cross in 1 hour.

Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer outlet is currently being constructed.

A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

SCHOOLS

The local area provides a wide range of excellent and highly regarded schools. The King's School and Kesteven & Grantham Girls School both offer exceptional award winning secondary education. Lincoln offers The Minster School and The Priory City of Lincoln Academy. Whilst in Sleaford, Carre's Grammar and Kesteven & Sleaford High – a selective academy for girls – are both a short distance away





ACCOMMODATION

Family Room

4.78m x 4.78m (15'8" x 15'8")

Sitting Room

5.18m x 5.05m (16'11" x 16'6")

Dining Room

4.67m x 4.63m (15'3" x 15'2")

Breakfast Kitchen

7.20m x 4.55m (23'7" x 14'11")

Office

4.64m x 3.06m (15'2" x 10'0")

WC

Utility

3.06m x 2.57m (10'0" x 8'5")

Bedroom One

4.90m x 4.40m (16'0" x 14'5")

Bedroom Two

4.94m x 4.77m (16'2" x 15'7")

Family Bathroom

Bedroom Three

4.17m x 2.72m (13'8" x 8'11")

Bedroom Four

3.18m x 3.01m (10'5" x 9'10")



Bedroom Five

4.11m x 2.92m (13'5" x 9'6")

Shower Room

OUTSIDE

The property is approached by a large gravel driveway with direct access into the double garage. There is a front garden with flower beds and shrubs and attractive wrought iron railings. A secure side gate leads to the rear.

The rear garden is a particularly special feature of this gorgeous home. Mainly lawn, it extends to around 0.75 acre and has been gloriously landscaped not only for the keen gardener, but similarly for those who enjoy entertaining with multiple areas dedicated to different times of the day and evening, including a paved al fresco sitting area and a dedicated covered bar area. In addition, there are a range of outbuildings and stores, some of which have benefitted from planning consent for conversion to annexed living accommodation.

SERVICES

The property is centrally heated throughout with mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

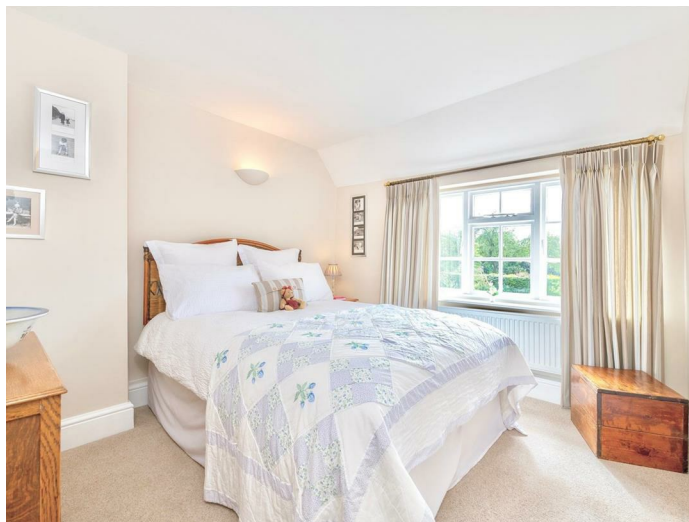
Freehold with vacant possession upon completion.

PARTICULARS

Drafted following client's instructions of November 2020.

VIEWING

Strictly by prior arrangement with the Agents (01476 515329).



Barnby Lane, Claypole



Approx. Gross Internal Floor Area 4919 sq. ft / 457.00 sq. m (Excluding Garage)

Produced by Elements Property

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