



The Old Hall, Main Street, Foston
Grantham, Lincolnshire, NG32 2JU

The Old Hall, Main Street, Foston Grantham, Lincolnshire, NG32 2JU Offers In Excess Of £400,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - An intriguing Grade II Listed period Hall occupying generous walled grounds at the heart of Foston. The property is believed to date from the 17th Century but with later additions and is now in need of complete modernisation offering a resourceful purchaser a rare opportunity to create an enviable family home of great charm and character. The accommodation, which is arranged over three floors, includes three reception rooms and up to six bedrooms as well as the usual domestic offices. There are adjoining outbuildings, garaging and storage. The house sits centrally in its plot and the gardens offer a good level of privacy. Offered for sale with vacant possession and no chain. The property is in need of substantial renovation, some of which may be structural in nature. Therefore the property may not be mortgageable until works are carried out.

ACCOMMODATION

ENTRANCE HALL

16'7" x 8'1" plus inner hall (5.05m x 2.46m plus inner hall)
With double half glazed entrance doors, flagstone flooring, radiator, ornate carving, staircase to the first floor, under stairs storage cupboard and walk in utility cupboard with shelving and inner cupboard and electricity meters.

INNER HALLWAY

With secondary staircase to the first floor.

CLOAKROOM

7'10" x 7'10" (2.39m x 2.39m)

A large cloakroom with low level WC and pedestal wash handbasin, radiator.



DRAWING ROOM

19'7" x 13'1" (5.97m x 3.99m)

With large stone inglenook style fireplace with display alcove and heavy beam over, fitted shelving, shuttered bow window to the garden, shuttered French doors to the garden, radiator, wall light points and exposed ceiling beam.

SITTING ROOM

15'4" x 10'8" (4.67m x 3.25m)

With shuttered deep bow window to the garden, brick fireplace with solid fuel stove, radiator, exposed beam and built-in cupboard.

DINING ROOM

17'5" x 14'1" (5.31m x 4.29m)

Having open hearth brick fireplace, exposed ceiling beams, fitted shelved cupboard, radiator, under stairs recess and heavy studded door, reputedly from Lincoln Prison, leading to an enclosed porch.

ENCLOSED PORCH

KITCHEN

13'7" x 9'8" (4.14m x 2.95m)

Having a range of fitted base cupboards with working surfaces over and wall mounted cupboards, double drainer stainless steel sink, integrated electric hob, double electric oven and microwave over, tiled splashbacks, radiator, window to the garden, exposed ceiling beams, Myson fan heater.

UTILITY ROOM

11'5" x 8'6" (3.48m x 2.59m)

With plumbing for washing machine, single sink, radiator and built-in shelved cupboard.

CELLAR / PANTRY

12'10" x 8'1" (3.91m x 2.46m)

A cold room with cold shelf and meat safe, fitted shelving.

REAR PORCH

FIRST FLOOR LANDING

Having enclosed staircase off to the second floor, fitted glazed cabinet.

BEDROOM ONE

14'6" x 13'7" (4.42m x 4.14m)

Having window facing the garden, a range of fitted cupboards and radiator.

JACK & JILL BATHROOM

10'8" x 4'2" (3.25m x 1.27m)

With heavy cast iron bath and pedestal wash handbasin, shuttered window and built-in airing cupboard.

SEPARATE WC

5'11" x 4'6" (1.80m x 1.37m)

With low level WC and heated towel rail.

BEDROOM TWO

16'2" x 10'8" (4.93m x 3.25m)

With dormer window to the rear aspect, radiator, exposed timbers, fitted brown wardrobe and drawers and eaves storage.

BEDROOM THREE

19'10" x 9'5" (6.05m x 2.87m)

With window facing the garden and radiator.

BEDROOM FOUR

15'11" x 6'6" (4.85m x 1.98m)

With window overlooking the courtyard and radiator.

BATHROOM

15'1" x 7'7" (4.60m x 2.31m)

With panelled bath, pedestal wash handbasin and low level WC, separate shower cubicle, two radiators, window to the courtyard, airing cupboard and a range of built-in storage cupboards.

SECOND FLOOR LANDING

Approached by an enclosed winding staircase from the first floor.

ATTIC BEDROOM ONE

19'0" x 16'5" (5.79m x 5.00m)

With dormer window, exposed crook timbers.

ATTIC BEDROOM TWO

16'8" x 13'0" (5.08m x 3.96m)

With dormer window, exposed timbers.

STORE ROOM

16'8" x 6'3" (5.08m x 1.91m)

OUTSIDE

The Old Hall stands at the heart of the village in delightful walled gardens and is approached through a 5-bar farmyard gate leading to a granite chipped parking area with room for a number of vehicles and access to the garage. A particular feature is the positioning of the house centrally within its walled gardens which offer a good level of privacy. A side door opens to a pathway leading beneath a pergola to the front door. The gardens are laid generally to lawn with various rose beds, and shrubs together with a mature beech tree. The rear garden is south facing and includes two greenhouses, fruit trees and a paved patio. External cold water taps and oil storage tank.

BOILER ROOM

Housing a Camray 5 oil fired central heating boiler.

FUEL STORE

14'2" x 11'3" (4.32m x 3.43m)

STORE

7'0" x 6'6" (2.13m x 1.98m)



GARAGE

16'5" x 18'3" (5.00m x 5.56m)

A brick and pan tile garage with adjoining workshop and wide double doors.

WORKSHOP / STORE

16'5" x 6'0" approximately (5.00m x 1.83m approximately)

With wide double doors.

SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band G. Annual charges for 2019/2020 - £2,878.70

DIRECTIONS

From Grantham join the A1 at Downtown and continue north along the A1 turning left as signposted to Long Bennington and Foston. Take the right turn for Foston adjoining the roundabout and follow the signs for the village eventually entering the village along Newark Hill. Take the right turn for Main Street and the property is on the right-hand side.

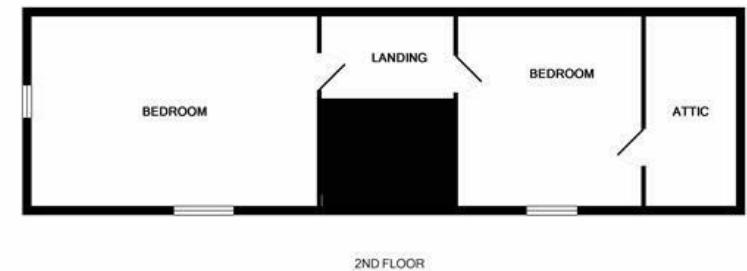
FOSTON

Foston is a small village some 8 miles north of Grantham just off the A1. It is also 13 miles south of Newark and 30 miles east of Nottingham. Nearby Long Bennington offers local doctors surgery, primary school, various shops including a Co-op, public houses and local sports facilities. Foston is within the catchment for the Grammar Schools of Grantham (buses to Grantham and Newark schools).

AGENT'S NOTE

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.





Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900

t: 01476 591900
 e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

