

Mill House, Swallows Mill, Bridge End Road,  
Grantham, Lincolnshire



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& Parker

Land and property. Since 1885.



2,921 sq ft (271 sq m) | Freehold  
3 reception rooms | 5 bedrooms  
3 bathrooms | Double garage

Guide price £695,000

A handsome Grade II listed property with an intriguing historic narrative, a wealth of architectural character and distinctive period charm, set in an idyllic waterside position

#### The property

Believed to date to 1785, Mill House forms one part of prestigious Swallows Mill, sharing its picturesque setting with a cluster of converted listed buildings on the banks of the River Witham. Its heritage references John and Joseph Manton - the most celebrated gun makers in Georgian England - and their renowned employee, James Purdey. The appealing geometric symmetry of the exterior façade creates a striking first impression, along with its imposing height and idiosyncratic moustachioed lintels.

On crossing the threshold, a grand reception hall continues to enchant with its bold décor, high ceiling, decorative mouldings, parquet flooring and cast-iron fireplace with wooden mantelpiece. Lofty sash windows ensure the well-proportioned accommodation is light-filled and airy, with the ground floor offering a generous kitchen/dining room and across the hall, a classic sitting room with an open fire.

An inner hall gives access to a stately stairway which rises majestically to the two upper floors. The first floor comprises an elegant drawing room with a stone mantel fireplace, and two bedrooms, one of which offers an en suite shower room. The staircase continues upwards to the second level where there are three further bedrooms and two bathrooms. Ancillary space provides a cellar, a utility room and a vestibule with door to the rear of the property.

#### Outside

Outside, a walled garden creates a decorative frontage to the home, with a paved pathway leading to stone steps at the entrance portal. The River Witham flows beneath, revealed by a brick archway and, just beyond, a pretty timber bridge is framed in view. The setting's diverse flora and fauna will delight nature-lovers, with the mill pond being home to otters, swans, egrets, water voles and trout.

Completing the picture, an enclosed courtyard to the rear of the house provides a sheltered spot for al fresco dining, whilst the driveway with access via electric gates enables entry to the double garage for secure parking. There is another parking spot adjacent to the house.

### Location

The property is situated in a convenient position on Bridge End Road in Grantham, a historic Lincolnshire market town offering a broad range of amenities including national retailers, independent shops, restaurants and leisure facilities. The town is well placed for access to surrounding countryside and attractive nearby villages, as well as the National Trust estate at Belton House with its extensive parkland.

Education in the area is strong, with selective grammar schools including Kesteven and Grantham Girls' School and The King's School Grantham, together with a range of well-regarded state and independent schools in the wider region including Witham Hall, Oakham, Uppingham and Stamford.

Transport connections are excellent, with Grantham railway station providing direct East Coast Main Line services to London King's Cross in just over an hour, as well as links to Nottingham and Lincoln. The A1 is easily accessible, offering convenient road access to the wider motorway network and regional centres.

Postcode region: NG31

### General

Local Authority: South Kesteven District Council

Tel: 01476 406 080

Services: Mains water, gas, electricity and drainage. Gas-fired central heating.

Council Tax: Band G

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

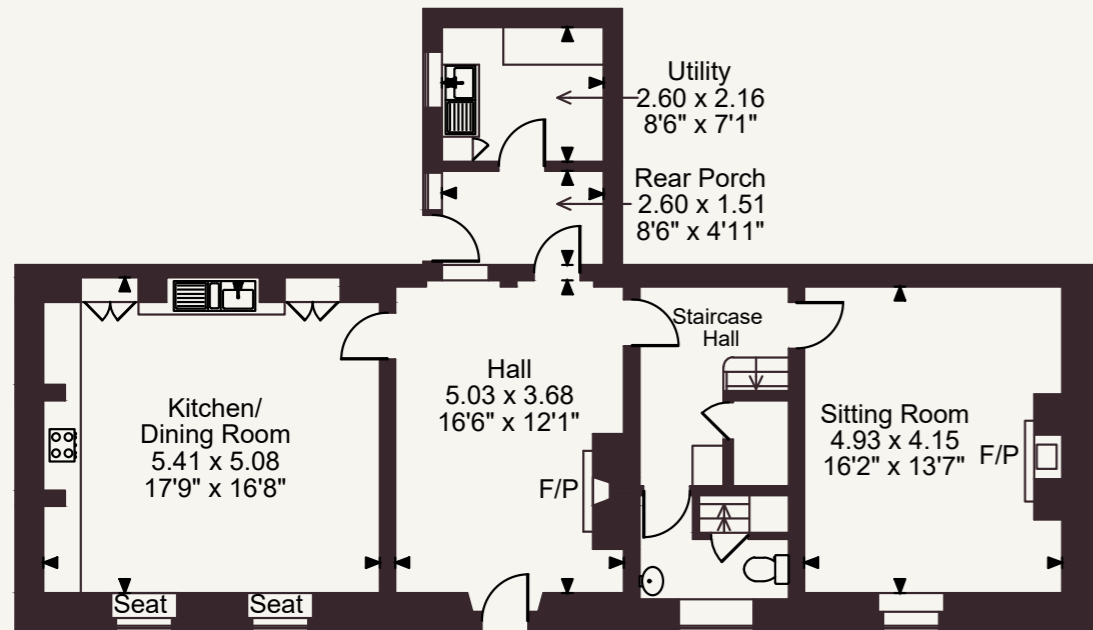


Mill House, Swallows Mill Bridge End Road, Grantham

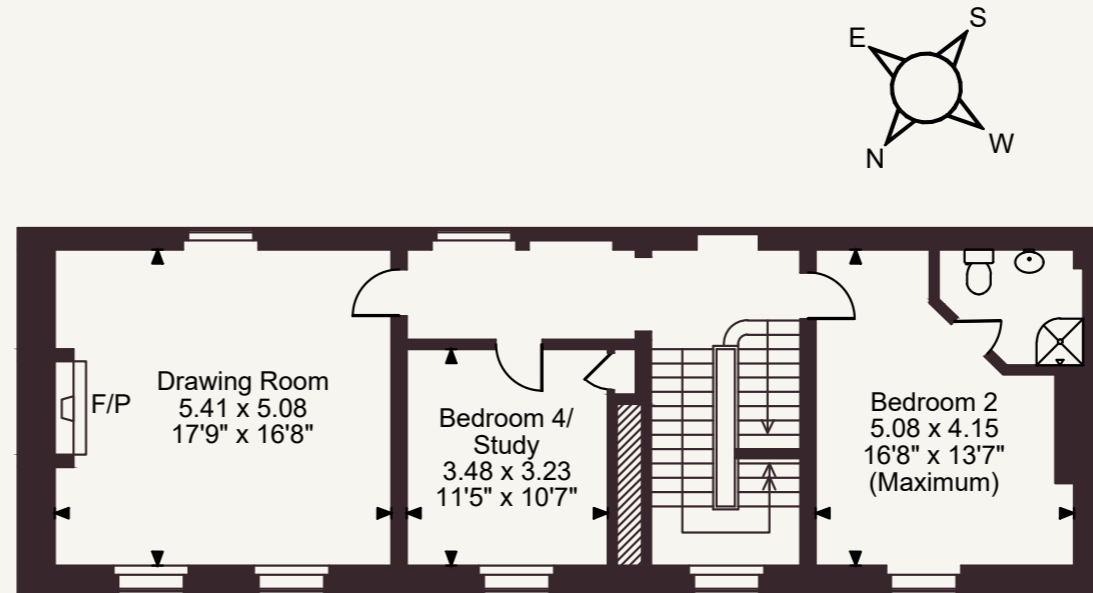
Main House internal area 2,921 sq ft (271 sq m)

Garage internal area 310 sq ft (29 sq m)

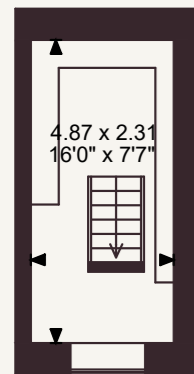
Total internal area 3,231 sq ft (300 sq m)



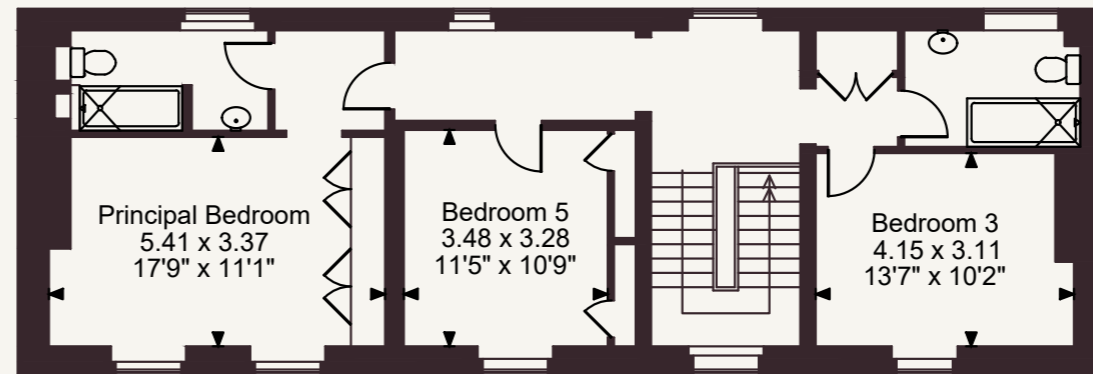
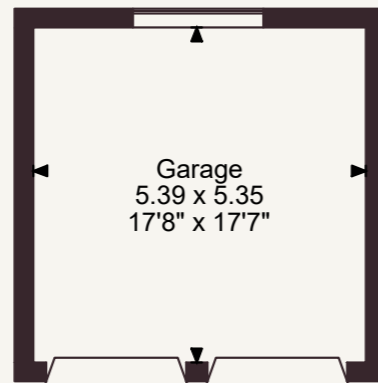
Ground Floor



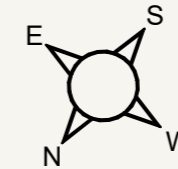
First Floor



Cellar



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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**Strutt & Parker Stamford**

5 South View, Tinwell Road, Stamford, PE9 2JL

01780 437 359 Option 4

stamford@struttandparker.com

@struttandparker struttandparker.com

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