



Pickworth Hall - West Wing and Top Flat

Folkingham Road, Pickworth, Lincolnshire

The West Wing and separate top floor flat of an unlisted and beautifully renovated hall

The primary part of Pickworth Hall with a separate 3-bed top floor flat with its own entrance and parking which could be reincorporated into the main house. Comprehensively renovated in 2020 and decorated to an exacting standard within about half an acre of grounds.



4 RECEPTION ROOMS



7 BEDROOMS



6 BATHROOMS



SEPARATE 3 BED TOP FLOOR FLAT



CIRCA 0.5 ACRES



999 YEAR LEASE



VILLAGE



3,088 - 4,384 SQ FT



GUIDE PRICE £1,250,000



The West Wing

Pickworth Hall underwent a comprehensive renovation in 2020 and was split into three dwellings; The West Wing, Top Flat which is the second floor of The West Wing and is accessed via a separate entrance and the East Wing which is being retained.

The West Wing has a generous gravelled parking area adjacent the front door which opens onto a limestone floored hall which has the original servants' bells. To the left is a large study with high ceilings and double-glazed sash windows and fireplace with a log-burner and fitted wardrobes to either side. Beyond, stairs rise to the first floor and, underneath, is a cloakroom which also provides access to the cellar. Across the hall, the drawing room has two French doors opening onto the west-facing garden and a stone terrace, a log burner and two built-in bookshelves to either side. To the other side of the hall is a utility room with a double Belfast sink, washing machine and separate larder with a rear outside door. The kitchen is bespoke and opens onto the conservatory. Both benefit from limestone flooring with underfloor heating. A large central island

dominates one half of which is a breakfast bar with the other half housing a double Belfast sink with granite work surfaces and three large Industville lights overhead. On the south wall is an Everhot with both an induction hob and a standard hob. In addition, there is a separate electric hob, microwave oven as well as a full-sized single oven. A zoned Hive heating system controls temperature.

On the first floor the landing leads to a principal bedroom with a dual aspect, generous built-in storage and an en suite with twin sinks, a shower and a roll top bath. There are three further double bedrooms, two of which have en suite shower rooms, and a family bathroom with a roll top bath and shower.

Top Flat

Finished in 2019, this has a separate entrance. Stairs ascend to an entrance hall, three double bedrooms, one of which has an ensuite shower room and a family bathroom. The open-plan kitchen opens onto the sitting room and has an electric hob and oven, a built-in washing machine and dishwasher. The sitting room has a log burner. The flat could be reincorporated easily back into the West Wing.







Outside

On approach, a wooden five bar gate, flanked by pillars, opens onto a generous gravelled parking area to the south of the house and adjacent the front door. The garden flows around to the west and north of the house with good boundary hedging and mature trees providing privacy. The garden is mainly set to lawn with stone terraces set to the west and north sides and is well planted with pretty borders and climbers on the west-facing walls. A gravel path connects the terraces and leads to the rear of the house with steps rising to the conservatory. To the northern end of the garden there is an orchard with a wildflower area and boundary fencing.

Location

Pickworth is a pretty village located 8 miles to the east of Grantham. The village dates back to the Roman era and sits amidst rolling fields and picturesque woodlands with many good footpaths providing countryside walks. St Andrew's Church within the village dates back to the 13th century and the village has a good sense of community.

Nearby Grantham offers good local shopping including a Saturday street market, schools, transport and leisure facilities. The A1 sits on the edge of town and its East Coast Mainline station has regular trains to London in just over an hour and Edinburgh in around 4 hours.

Local schooling is excellent and the village sits within the current catchment areas for The King's School and The Girls Grammar School in Grantham and Carre's Grammar School, Sleaford. There are also village schools close by at Ropsley Ingoldsby and Osbournby, with preparatory school Witham on the Hill nearby and Bourne Grammar School, Stamford and Oakham public schools very reachable. The larger village of Billingborough, 6 miles to the east, enjoys a good GP Practice, main Post Office and Co-op supermarket.



Distances

- Grantham 8 miles
- Bourne 11 miles
- Sleaford 12 miles
- Stamford 22 miles

Nearby Stations

- Grantham 10 miles

Key Locations

- Belvoir Castle and Retail Village
- Tolethorpe Hall Theatre
- Rutland Water and Nature Reserve

Nearby Schools

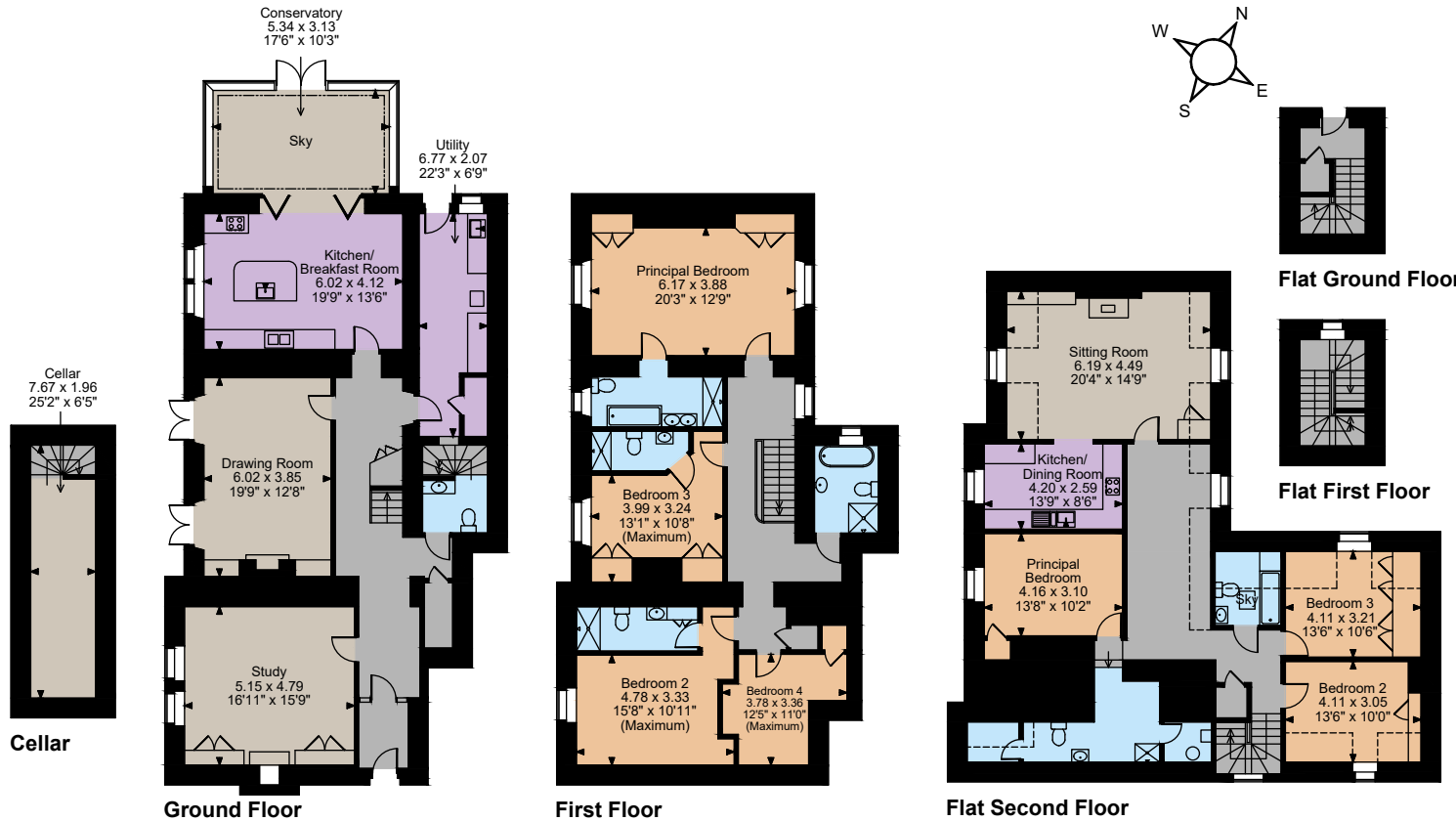
- Bourne Grammar
- Kings School Grantham
- Girls Grammar Grantham
- Witham Hall
- Oakham and Stamford

- Uppingham









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

☐☐☐ Denotes restricted head height

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Floorplans

West Wing internal area 3,088 sq ft (287 sq m)

Top Flat internal area 1,296 sq ft (120 sq m)

Total internal area 4,384 sq ft (407 sq m)

For identification purposes only.

Directions

NG34 0TJ

what3words: ///severe.charm.remedy

General

Local Authority: South Kesteven Tel: 01476 406080

Services: Mains electricity, water, electric and drainage are connected. Oil-fired central heating.

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

Council Tax: West Wing: Band D, Top Flat: Band A

EPC Rating: West Wing: E, Top Flat D

Fixtures and Fittings: As per contract.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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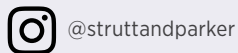
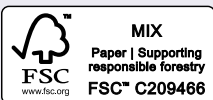
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