



Bodkin Hall, Great North Road  
Foston, Grantham, Lincolnshire, NG32 2JP

£635,000

## 4 Bedroom Detached House

- Freehold
- Detached 1890 Farm House
- Aprox 2.5 Acres (sts) of Paddock Land
- Field Views of Allington
- No Onward Chain
- 4 Double Bedrooms, Three Bathrooms
- Lounge & Dining Room with Log Burners & Bespoke Kitchen with underfloor heating
- Owned Solar Panel System
- Gated Driveway, Natural wildlife pond, South-facing vegetable & fruit gardens
- EPC Rating - E, Council Tax Band Rating - E

[Click here to access the Energy Performance Certificate for Bodkin Hall, Great North Road, Foston, Grantham, Lincolnshire, NG32 2JP](#)



## Overview

\*A Charming Farmhouse with 2.5 Acres of Private Grounds\*

Nestled in approximately 2.5 acres (subject to survey) of beautiful paddock land and well-tended gardens, this distinguished 1890s farmhouse, once part of the historic Welby Estate, is a rare find. The initials of James Earl Welby ('J E W') are still visible above the entrance, offering a touch of heritage. Ideally located near the A1 Great North Road, this property combines rural tranquillity with excellent road links, offering easy access to major routes. The house is being sold with no onward chain - There is huge potential to run a business from home, take a look to see!



Lovingly restored and maintained, the property boasts modern upgrades such as new windows, solar panels, and a wood-pellet biomass boiler, enhancing both its comfort and energy efficiency. Inside, the layout is generous and thoughtfully designed. The Entrance Hall leads to a cosy Sitting Room and a spacious L-shaped Living Room with a wood burner. A formal Dining Room, also featuring a wood-burning stove, is perfect for family gatherings. The bespoke Breakfast Kitchen, equipped with underfloor heating and a Range cooker, combines rustic charm with modern convenience. Additional ground-floor amenities include a Utility Room, Cloakroom, and a Conservatory/Boot Room accessible from the rear porch.

Upstairs, Three large Double Bedrooms each have their own En-Suite either Shower or Bathroom, offering privacy and comfort. A further Double Bedroom with Office complete the upper floor, making the home ideal for a family or accommodating guests.

Externally, the property features electric gates that open to a spacious parking area for multiple vehicles. The expansive grounds include a variety of outbuildings, fenced paddocks, a wildlife pond, and a south-facing vegetable and fruit garden. Mature trees, a raised patio, and a greenhouse offer plenty of outdoor space for relaxing or gardening.



Located on Great North Road between the villages of Allington and Foston, just five miles from Grantham, the property enjoys the best of country living with easy access to local amenities. Nearby Long Bennington offers a range of conveniences including shops, a café, a well-regarded primary school, pharmacy and a highly-rated doctors' surgery. The market town of Grantham, renowned for its outstanding schools like Kesteven and Grantham Girls' School and The King's Grammar School, also provides fast rail connections to London Kings Cross in just an hour.

For leisure, the stunning Belton House and Belton Park Golf Club are nearby, offering magnificent grounds and a golf course. Belton Woods also provides additional facilities, including golf courses and a luxury spa.

This characterful farmhouse, with its secluded setting and modern comforts, offers a rare opportunity to acquire a unique family home in an enviable location.

We wanted to tell you our vendor's comments on this home: "We have loved living here for the past 21 years. However now it's time to downsize and move closer to our family. We hope the new owners will enjoy making this wonderful house their home as we did 21 years ago."





# Great North Road, Foston, Grantham, NG32

Approximate Area = 2828 sq ft / 262.7 sq m (excludes lean to)

Outbuildings = 974 sq ft / 90.4 sq m

Total = 3802 sq ft / 353.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Pygott & Crone. REF: 1218903



## Location



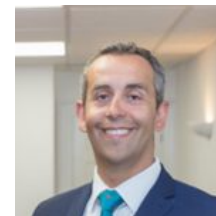
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is on the market with our Grantham branch

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