



Heath Farm, Carlton Road
Sudbrook, Grantham, Lincolnshire, NG32 3SF

£1,100,000

6 Bedroom Farm House

- Freehold
- Substantial Detached Farmhouse
- Over 4,411sqft of accommodation with six-bedrooms
- Approximately 2 acres of private mature grounds
- Stunning elevated countryside views throughout
- Impressive tree-lined driveway approach
- Traditional layout with generous room sizes
- Multiple reception rooms for flexible living
- Large farmhouse-style kitchen at heart of home
- Outdoor swimming pool within private gardens
- Easy access to Grantham and London rail links
- EPC Rating - F, Council Tax Band - G

[Click here to access the Energy Performance Certificate for Heath Farm, Carlton Road, Sudbrook, Grantham, Lincolnshire, NG32 3SF](#)



Overview

Substantial Manor House with an Outdoor Swimming Pool, Set Within Approximately 2 Acres and Enjoying Stunning Elevated Views - Pygott & Crone are delighted to present this impressive and substantial six-bedroom manor home, extending to over 4,411sqft, set within approximately 2 acres of mature grounds and enjoying far-reaching elevated views across the surrounding Lincolnshire countryside.

Approached via a beautiful tree-lined driveway, the property makes a striking first impression, offering a wonderful sense of arrival and privacy. The setting is both tranquil and picturesque, perfectly suited for those seeking a spacious country residence with character, space and potential.



Internally, the home offers extensive and versatile accommodation arranged over multiple floors, typical of a traditional manor house, with generously proportioned rooms and an abundance of original charm. The welcoming entrance hall, complete with a grand staircase, sets the tone for the rest of the property and leads through to a range of formal reception rooms, providing excellent space for both family living and entertaining. A large farmhouse-style kitchen offers a central hub of the home, complemented by additional practical spaces including a study and cloakroom.



To the upper floors, the property continues to impress with six well-sized bedrooms and multiple bathroom facilities, offering flexibility for growing families or those seeking multi-generational living. The overall presentation reflects a classic country home, offering buyers the opportunity to modernise or enhance to their own tastes, while already benefiting from an exceptional footprint and layout.



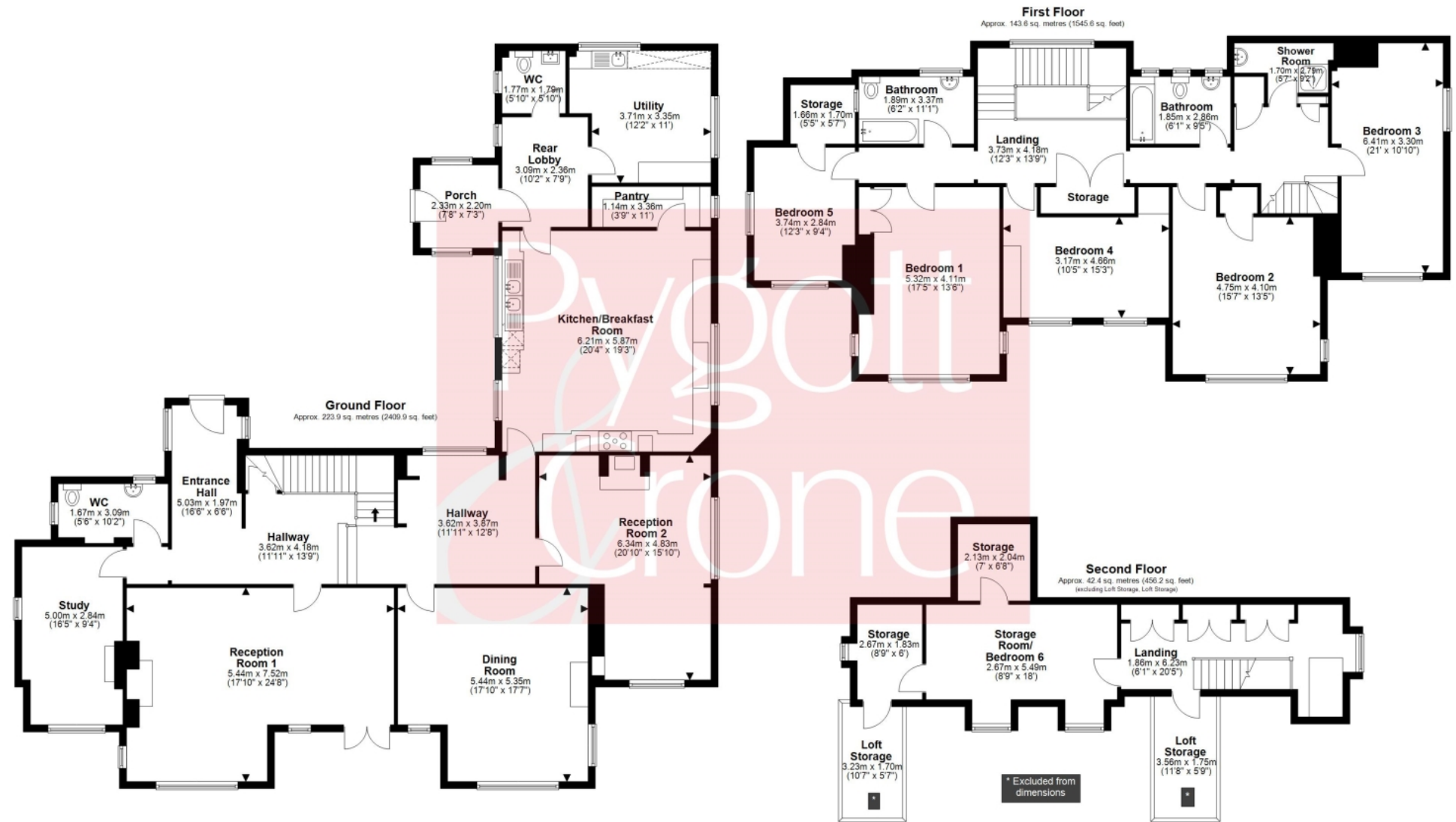
Externally, the grounds are a true highlight of the property. Extending to approximately 2 acres, they include expansive lawns, mature trees, and a variety of seating areas from which to enjoy the superb open views. The outdoor swimming pool provides a fantastic leisure feature, ideal for the warmer months and for entertaining family and guests, all set within a private and established setting.

Despite its peaceful rural position, the property remains well connected, being approximately 8.7 miles from Grantham, where a mainline train service provides direct access to London King's Cross in around an hour. The surrounding area offers a wealth of countryside walks, bridleways and outdoor pursuits, while nearby villages and towns provide everyday amenities and schooling options.

This is a rare opportunity to acquire a home of significant scale and presence, offering a superb lifestyle opportunity with scope to further enhance and create a truly outstanding country residence. Viewing is essential to fully appreciate the size, setting and potential on offer. Contact Pygott & Crone today to arrange your viewing.





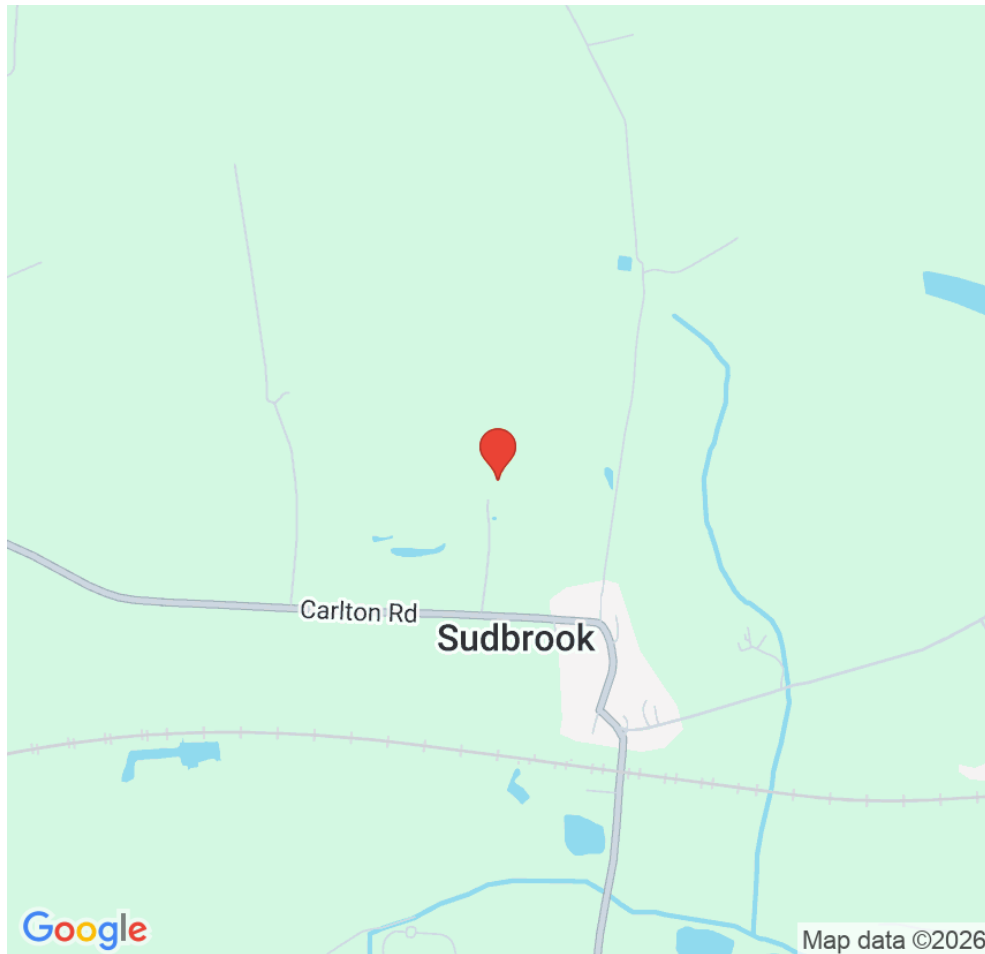


Total area: approx. 409.9 sq. metres (4411.7 sq. feet)

Floor plan created by Mafie Black Media.
Plan produced using FloorUp.



Location



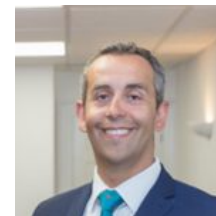
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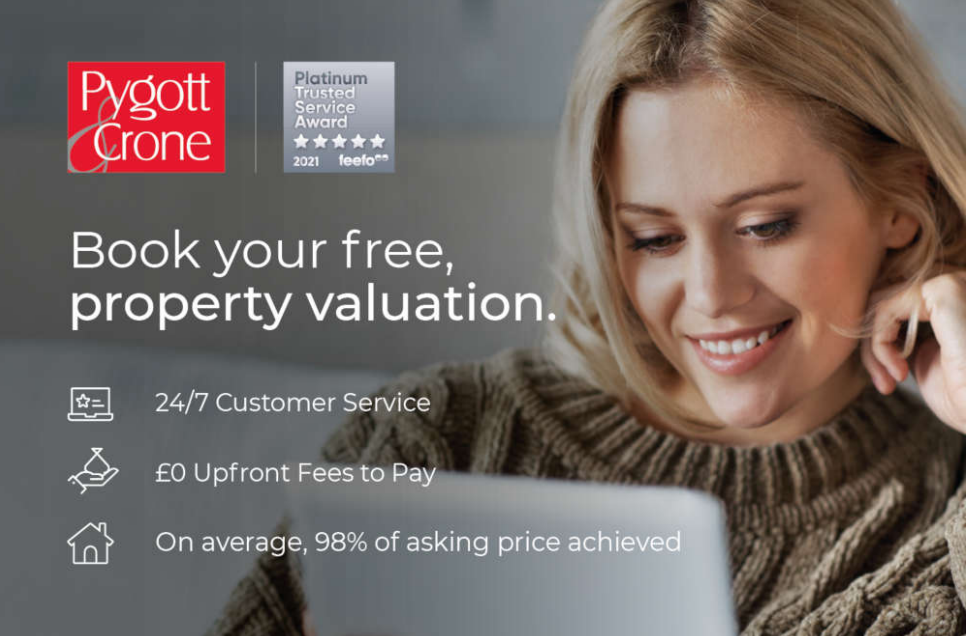




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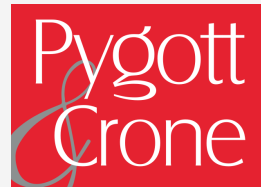


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