



# GREAT PONTON

DUNKIRK FARMHOUSE, DALLYGATE LANE, NG33 5DU

£1,925 p.m.x.  
Part Furnished

A beautifully presented and newly refurbished four bedroom detached stone built farmhouse situated in the highly regarded village location of Great Ponton. The property benefits from new fixtures and fittings and character features throughout, and offers equestrian facilities to include three stables, a tack room, two paddocks and a hay barn.



Viewing is strictly by appointment with the agents.

Tel: 01476 530216

[www.shoulers.co.uk](http://www.shoulers.co.uk)

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# Excellent equestrian facilities



The accommodation briefly comprises a lounge, kitchen, orangery, study, laundry room, three double bedrooms with en-suite, and a single bedroom with en-suite. Outside there are large lawned gardens surrounding the property, a large detached workshop with power and lighting, and excellent equestrian facilities. The property has oil-fired central heating and timber double glazing throughout.

# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE HALL** with airing cupboard enclosing immersion heater, a radiator, flagstone floors and stairs to first floor landing.

**LOUNGE** (23'5" x 12'7") with a multifuel stove and two radiators.

**KITCHEN** (12'8" x 10'1") with a range of wall and base units, stainless steel recessed sink, granite work surfaces, integrated electric oven and hob, integrated dishwasher, integrated under counter fridge, travertine flooring and ceiling downlights.

**ORANGERY/DINING ROOM** (12'5" x 13") with double doors to the garden and travertine flooring.

**STUDY** (14'6" x 10'7") with original flagstone flooring and a radiator.

**LAUNDRY ROOM** (9'6" x 8'12") with base level units, solid oak work surfaces, ceramic sink, floor mounted oil-fired boiler, space for a washing machine and tumble drier, and flagstone flooring.

**STAIRS TO FIRST FLOOR LANDING** with a radiator and access to loft hatch (not to be used), leading to:-

**DOUBLE BEDROOM** (12'5" x 11'2") with a radiator and door to **ENSUITE** comprising w.c., sink in vanity unit, panelled bath, and large walk in shower with mixer shower over, tiled splashbacks, tiled flooring and a heated towel rail.

**SINGLE BEDROOM** (10'7" x 6'2") with a radiator and door to **ENSUTIE** comprising w.c., pedestal wash basin, and shower enclosure with mixer shower, tiled splash backs and tiled flooring.

**DOUBLE BEDROOM** (11'3" x 8'1") with decorative cast iron fire insert, radiator and door to **ENSUITE** comprising w.c., pedestal wash basin, and walk in shower with mixer shower over, heated towel rail, tiled splash backs and tiled flooring.

**DOUBLE BEDROOM** (10'8" x 9'3") with built in wardrobes, a radiator and door to **ENSUITE** comprising w.c., pedestal wash basin, and panelled bath, tiled splashbacks, tiled flooring and a radiator.

## OUTSIDE

Driveway with gated access.

Lawned gardens surrounding the property.

Detached stone built barn with one side used as a workshop with power and lighting, and the other a storage shed.

Stable one (11'7" x 11'4")

Stable two (11'7" x 11'4")

Stable three (11'2" x 11'6")

Tack room (15'3" x 11'3")

Hay barn

Approximately 3 acres of paddock land split into two separate paddocks (water supply to be installed in due course).



## GENERAL INFORMATION

**GREAT PONTON** is conveniently located for the A1 and is situated 3 miles south of Grantham. Grantham has a range of amenities including a train station with a direct, high speed rail link to London King's Cross.



## TERMS

<b>RENT:</b>	£1,925 per calendar month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£2,220
<b>TERM:</b>	A one year shorthold tenancy is offered.
<b>SERVICES:</b>	Mains electricity and water. Private drainage in the form of septic tank. Any remaining oil must be purchased at the beginning of a tenancy.
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band F.
<b>EPC:</b>	This property is exempt from the requirement of an Energy Performance Certificate as it is a Grade II listed building.
<b>REDRESS:</b>	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>

## LOCATION

To locate the property from Grantham, head south on the A1 and come off at Great Ponton. Pass through the village over the bridge and then turn right at the sign posted Dunkirk Farm.

**PETS CONSIDERED** at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Please note that this property is to let **PART FURNISHED** which generally means floor coverings and some kitchen appliances only.



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LETTING AGENT IN  
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