



Milverton House,
Brampton, Lincolnshire

BROWN & CO JH Walter



Milverton House, Brampton, Lincolnshire

Lincoln - 12 miles (Direct daily trains to London Kings Cross)

Situated in the sought after Hamlet of Brampton, Milverton House is a delightful three bedroom detached family home of around 2,400 sq.ft, built of brick with pantile roof which has been designed and built by the current owners to exacting standards. Situated on a large and beautifully maintained private plot, the property offers light, spacious and versatile living accommodation with home office and garden room which opens up onto the stunning gardens.

In more detail, the accommodation comprises large entrance hall, dining room, sitting room, bespoke kitchen/breakfast room, utility, study and WC to the ground floor with three bedrooms, all with en-suites to the first floor.

Outside, Milverton House sits on a substantial and private large plot with private and manicured gardens, a delightful paved terrace area, ideal for summer entertaining with an array of specimen trees and planted beds and borders with detached double garage providing power and lighting with large driveway with ample parking for several vehicles.



ACCOMMODATION

Entrance Hall

Entrance via solid wood door with double glazed windows to both sides. Stairs rising to first floor landing with under stairs storage, radiator and cover. With WC leading off comprising low level WC, wash hand basin and radiator with cover. Entrance hall leading to:

Dining Room

Double glazed windows to front and rear with fitted blinds. Comprising feature cast iron fireplace housing an electric fire with tiled hearth and ornate surround, engineered oak flooring, cornicing and radiator.

Sitting Room

Double glazed window to front and side with fitted blinds. Comprising feature open cast iron fireplace with grate, tiled hearth and ornate surround, cornicing and two radiators with covers. Internal door leading to:

Garden Room

Triple aspect hardwood double glazed windows with fitted sun blinds and French doors leading to gardens. Exposed brickwork with tiled flooring and radiator with cover.

Side Entrance Hall

Solid wood door with double glazed windows leading to side elevation.

Kitchen/Breakfast/Dining Room

Double glazed window to side and double glazed door leading to gardens. Bespoke Chiselwood kitchen comprising a range of wall and base units with roll top work surfaces and dresser unit, stainless steel sink and drainer with mixer tap, two stove AGA with ovens (Oil fuelled) in fitted unit with flue and tiled back, space for dishwasher, breakfast island with solid wood worktop and drawers/cupboards below with wine rack, space for large fridge/freezer in fitted unit, hanging rail, oak laminate flooring, cornicing and radiator with cover.

Utility Room

Double glazed window to side. Comprising a range of wall and base units with stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, space for freezer and free standing oven and grill, Cambay oil boiler unit, tiled flooring and radiator.

Study

Double glazed window to rear elevation, double glazed door leading to gardens. With built-in book shelves, access to loft space and radiator with cover.

First Floor Landing

Large galleried landing with double glazed windows to front and side. Airing cupboard housing hot water cylinder with two separate storage cupboards, radiator with cover.

Bedroom One

Double glazed windows to front. Ornate cast iron fireplace and radiator.

En-Suite Bathroom

Obscure double glazed window to side. Comprising slipper bath with mixer tap and separate shower attachment, shower cubicle, low level WC, bidet, wash hand basin, part panelled walls, radiator with cover.

Bedroom Two

Double glazed windows to front. Built-in wardrobes, cornicing and radiator.



En-Suite Shower Room

Obscure double glazed window to rear. Comprising corner shower cubicle, low level WC, wash hand basin, tiled flooring and radiator.

Bedroom Three

Double glazed windows to side and rear. Radiator.

En-Suite Bathroom

Obscure double glazed window to side. Comprising bath with side screen, separate shower attachment and mixer tap, low level WC, wash hand basin, airing cupboard and radiator.

OUTSIDE

Milverton House is approached from a quiet lane via a pillared entrance with double gated access and walled boundary which leads to a large gravelled driveway providing ample parking which in turn leads to a detached garage with two up and over doors, power, lighting and racking space with tiled flooring. To the front, there are hedged boundaries with pathway which leads up to the front door with outside lighting and a pedestrianised gate which leads to the gardens to the side.

To the rear of the property, a wrought iron gate leads on to the beautifully maintained large and private rear gardens which are principally laid to lawn with an array of planted beds, borders and manicured box hedging with pretty pathways which navigate around the property. There is also a delightful private paved terrace area, ideal for summer entertaining and pergola with Wisteria climbing vine to the

rear of the main house and a useful shed to the side of the garage. Beyond the main garden, there are pillared steps which lead up to a secondary garden area with an array of specimen trees, hedging and planted beds with further lawned area and hedged boundaries.

SITUATION

The pretty hamlet of Brampton lies around 7 miles from Gainsborough and approximately 12 miles from The Cathedral City of Lincoln. Both offer a good selection of shops, restaurants and schools, including the Queen Elizabeth Grammar School in Gainsborough, the Priory LSST and Lincoln Minster School in Lincoln. The nearby village of Torksey has a doctors surgery, a public house and restaurant. Further attractions near Brampton are: Doddington Hall and gardens, Lincoln Cathedral and Castle. The superb, Lincoln Golf Club is within walking distance with a friendly club house.

Communication links are excellent with good access to the A1 at Newark (18 miles) with a direct train to Kings Cross (80 minutes) and is also within commuting distance of the M180 motorway network to the north.

FIXTURES & FITTINGS

All curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

TENURE & POSSESSION

Freehold. For sale by private treaty with vacant possession

AGENTS NOTES

The property is fitted with an alarm system.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

SERVICES

Mains drains and electricity with oil fuelled central heating. None of the appliances have been tested by the agent.

LOCAL AUTHORITY

West Lindsey District Council: 01427 676676

COUNCIL TAX BAND

The property is in Council Tax Band E.

VIEWING PROCEDURE

Strictly by confirmed appointment with JHWalter LLP.

AGENT

Ben Kendall 01522 504304 info@jhwalter.co.uk



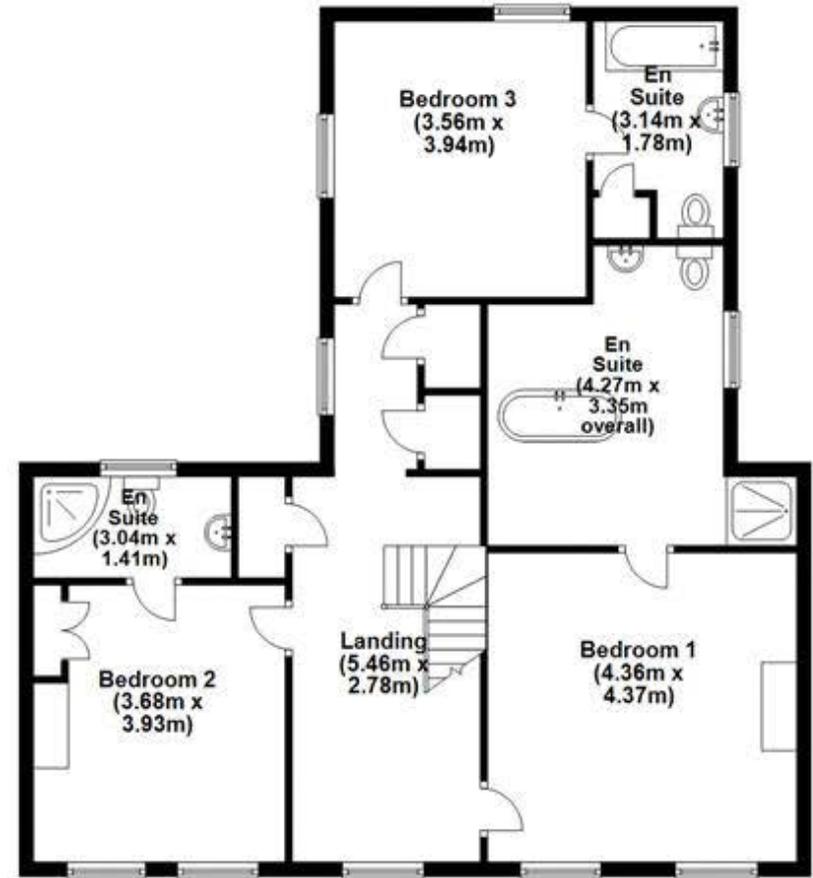
Ground Floor

Approx. 127.7 sq. metres (1374.5 sq. feet)



First Floor

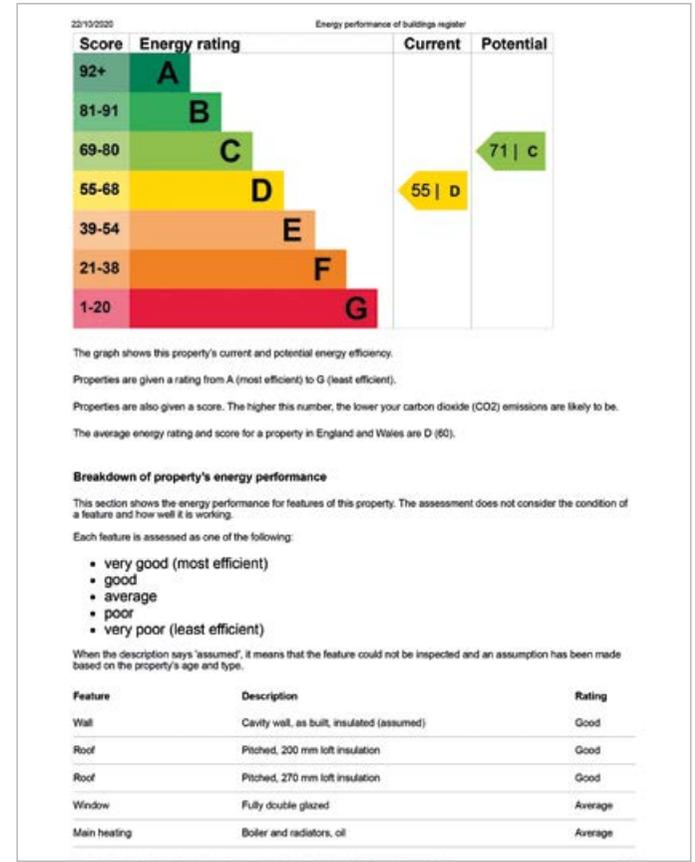
Approx. 95.5 sq. metres (1027.6 sq. feet)



Total area: approx. 223.2 sq. metres (2402.2 sq. feet)







DIRECTIONS - LN1 2EG

From Lincoln take the A57 in a westerly direction passing through the village of Saxilby. At the traffic lights with the A156 (Gainsborough Road) bear right onto the A156. Once in the village of Torksey turn right onto Station Road. Follow Station Road through to the golf course (Lincoln Golf Club) into Brampton, and continue into the village for approximately 500m. Milverton House is located on your right hand side.

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