EDLIN & JARVIS
ESTATE AGENTS

Hillcrest Farm, 4 Gelston

Grantham, NG32 2AE

Asking Price £625,000

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THE ULTIMATE COUNTRY RETREAT: WITH 8.66 ACRES

Nestled in the tranquil and highly sought-after village of Gelston, Grantham, this spacious three-bedroom detached bungalow offers a lifestyle defined by space, privacy, and limitless potential. Set upon a staggering 8.66-acre plot, the property is a dream for those seeking a "good life" setup, equestrian possibilities, or a unique development project.

The Residence: The bungalow itself is designed with a focus of flow. A spacious entrance hall sets the tone, leading into a layout perfect for both quiet family life and entertaining.
Living Area: The heart of the home features a generous lounge and an adjoining office, perfect for those who work from home with a backdrop of the countryside.
Kitchen, Dining & Pantry: A functional kitchen complete with a traditional walk-in pantry—a must-have for the modern home cook adjoining a dining area perfect for entertaining.
Garden Room: A bright sanctuary that serves as a bridge between the indoors and the outdoor vistas.
Sleeping Quarters: Three well-proportioned bedrooms are served by a central family bathroom and two additional WCs for ultimate convenience.

The Grounds & Outbuildings: The external features are what truly sets this property apart. The land wraps around the home, offering uninterrupted open country views that change beautifully with the seasons.
The Orchard: A charming, established orchard featuring a variety of apple, pear, and plum trees, providing a literal "fruitful" harvest every year.
Conversion Potential: The site includes substantial outbuildings. Whether you envision a creative studio, or a separate holiday let, these structures offer incredible potential (subject to the necessary planning permissions).

Garaging: Car enthusiasts or those with hobbies will appreciate the double garage plus an additional single garage, all accessed via an expansive driveway with parking for multiple vehicles.

The property benefits from owned solar panels which bring an income of approximately £1500 to £2000 per year.

Located in the picturesque village of Gelston, you enjoy the peace of rural Lincolnshire while remaining just a short drive from the amenities, schools and Grammer schools of Grantham, including high-speed rail links to London King's Cross (approx. 65 minutes).

Summary: A rare opportunity to acquire a versatile home with significant acreage, outbuildings, and a flourishing orchard in one of the area's most popular postcodes.

Entrance Hall

Lounge
15'7 x 18'8 (4.75m x 5.69m)

Dining Room
9'11 x 12'4 (3.02m x 3.76m)

Garden Room
8'3 x 12'3 (2.51m x 3.73m)

Kitchen
12'6 x 13'10 (3.81m x 4.22m)

Pantry
4'9 x 9'6 (1.45m x 2.90m)

Office
7'11 x 9'6 (2.41m x 2.90m)

Utility Room
5'10 x 9'10 (1.78m x 3.00m)

WC
6'1 x 3'0 (1.85m x 0.91m)

Bedroom One
13'6 x 11'0 (4.11m x 3.35m)

Bedroom Two
15'8 x 8'11 (4.78m x 2.72m)

Bedroom Three
9'6 x 11'8 (2.90m x 3.56m)

Bathroom
9'5 x 9'7 (2.87m x 2.92m)

WC
2'11 x 7'3 (0.89m x 2.21m)

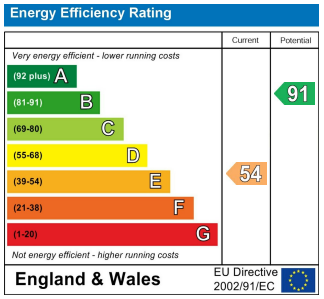
Garage
16'1 x 8'4 (4.90m x 2.54m)

Double Garage
14'5 x 21'7 (4.39m x 6.58m)

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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