



Brandon Hall  
Brandon | Grantham | Lincolnshire | NG32 2AS

# SELLER INSIGHT

“ We came here a few years ago to have lots of space for the children, somewhere to have horses, and for commuting with Grantham station only twenty minutes away and where you always find a parking space.”

“It has been a huge amount of work refurbishing the house as we completely stripped it back and, being an old house, unearthed loads of unseen issues which have now all been rectified. The whole building was re-plumbed with all new pipework and new cast iron radiators fitted; it has been re-plastered and fitted with new architraving and skirtings although we kept the original internal doors for character. We installed new fuse and switch boards, light fittings, switches and sockets. It's a big house so there were masses of them; we also had plantation blinds introduced over all the windows, thirty-three in total!”

“We also put in new bathrooms and installed a new kitchen and bathroom in the annex which would be ideal either for a nanny, an independent adult child or for parents living alongside. You can lock the door from the landing to be completely private. The bedroom is huge – over 20 foot long - with plenty of room for a sofa and comfy chairs; it's up its own set of stairs on the second floor.”

“We believe the front of the house date to around the 1720s whilst behind is a Victorian addition that was originally only two storeys. The rooms are incredible, all so large with high ceilings and lovely big windows. With so many rooms it would make an amazing B&B.”

“The barn beside the paddock has made an excellent stable for my Clydesdale horse as well as the pony. It is connected to the turnout paddock so can be used as a field shelter too. The old brick stables were a garage previously but we have completely resurrected them; they're really pretty with arched doorways and you could easily watch stabled ponies from the house as we put in a half-glazed stable door at the back into the kitchen.”

“The garden is lovely – very tranquil and private and we have also done quite a lot of work on that too. There are seating areas to follow the sun all day; the gravel drive is on the east side, the large terrace at the original front of the house faces south and the other side where we have our hot tub, barbecue and where the brick stables are, faces west.”

“It's a really nice, small, friendly community here. Brandon only has a church but a family opens Brandon Café every so often, and everyone seems to take a turn in hosting a special event with drinks. We have always done the bonfire party!”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# STEP INSIDE

## Brandon Hall

- A superb, fully refurbished, 3-storey hall dating to early Georgian times
- Finely proportioned rooms, some with beams, all with large windows
- 4 large, well-appointed reception rooms: 2 living rooms, dining room and study
- 8 bedrooms, 7 large doubles and a small one used as a dressing room
- Equestrian facilities include a large barn used as stabling and hay store, linked to turnout paddock, with post and wire fencing, of over an acre and refurbished brick stable block with 2 stables and tack room
- Self-contained one bedroom annex set over first and second floor
- Beautiful fitted kitchen breakfast room, linked with dining room and spacious utility room
- Period fireplaces with open fires and log-burner on simple hearth
- Extensive garden with lawns, south and west facing patios and yard
- French doors from study onto west-facing patio
- Granite and oak worktops and Rangemaster cooker with LPG gas hob
- Fully tiled family bathroom, tulip bath and separate shower and shower rooms on ground and second floor
- Sizeable cellar with window
- All new external doors
- Plantation shutters fitted on every window
- New cast iron radiators and pipework throughout
- New light fittings, switches and sockets throughout
- Paddock, post and wire fenced and hardcore perimeter
- Expansive gravel drive to front accommodating numerous vehicles
- Mature trees, hedging and walls forming various garden 'rooms'

















# INFORMATION

## Brandon Hall

### Location

Brandon is a tranquil village in rural Lincolnshire to the west of the River Brant with an Anglican church and a five-star rated Garden Room Café whilst being within easy reach of a wide range of amenities in the neighbouring village of Caythorpe including a doctors' surgery, a village shop, a post office, a primary school, two public houses, an antiques shop, and a hair salon. A more extensive range of shopping and leisure facilities are in the historic market towns of both Newark and Grantham (both 9 miles), or in the Cathedral City of Lincoln (16 miles). The surrounding area provides an opportunity for fine dining at the renowned Brownlow Arms, a 17th century country inn and restaurant at Hough on the Hill, as well as attractions such as the National Trust's Georgian splendour of Belton House, Park & Gardens, with golf courses at Belton Park Golf Club and Belton Woods Hotel.

For the commuter, easy access to the A1 is just 3 miles away at Marston, whilst mainline train services to London and Leeds are available from Grantham (London and Leeds both around an hour) and Newark (London 75 mins/Leeds an hour).

### Schools

Brandon lies between the villages of Claypole and Caythorpe both of which have primary schools, Claypole Church of England Primary being rated Good by Ofsted.

A wide choice of secondary schools are in the area with Sir William Robertson Academy in Welbourn (7 miles/10 mins), rated Good by Ofsted, and further excellent state secondary schools in Grantham (9 miles/20 mins) and Sleaford (12 miles/20 mins); Grantham has The King's School (for boys) and Kesteven and Grantham Girls' School both extremely highly regarded grammar schools rated Outstanding by Ofsted. Sleaford also has state grammar schools, Carre's Grammar School, and Kesteven & Sleaford High School (for Girls), as well as St. George's Academy, all rated Good by Ofsted.

The Lincoln Minster Schools (Prep and Senior) offer exceptional independent education in Lincoln, with more private schools in Grantham and Newark.

### Services:

Mains electricity and water; private septic tank; oil-fired central heating

Local Authority: South Kesteven District Council

Council Tax Band: G

Tenure: Freehold



# BRANDON HALL, BRANDON

GROUND FLOOR= 150.3 SQ M / 1618.3 SQ FT

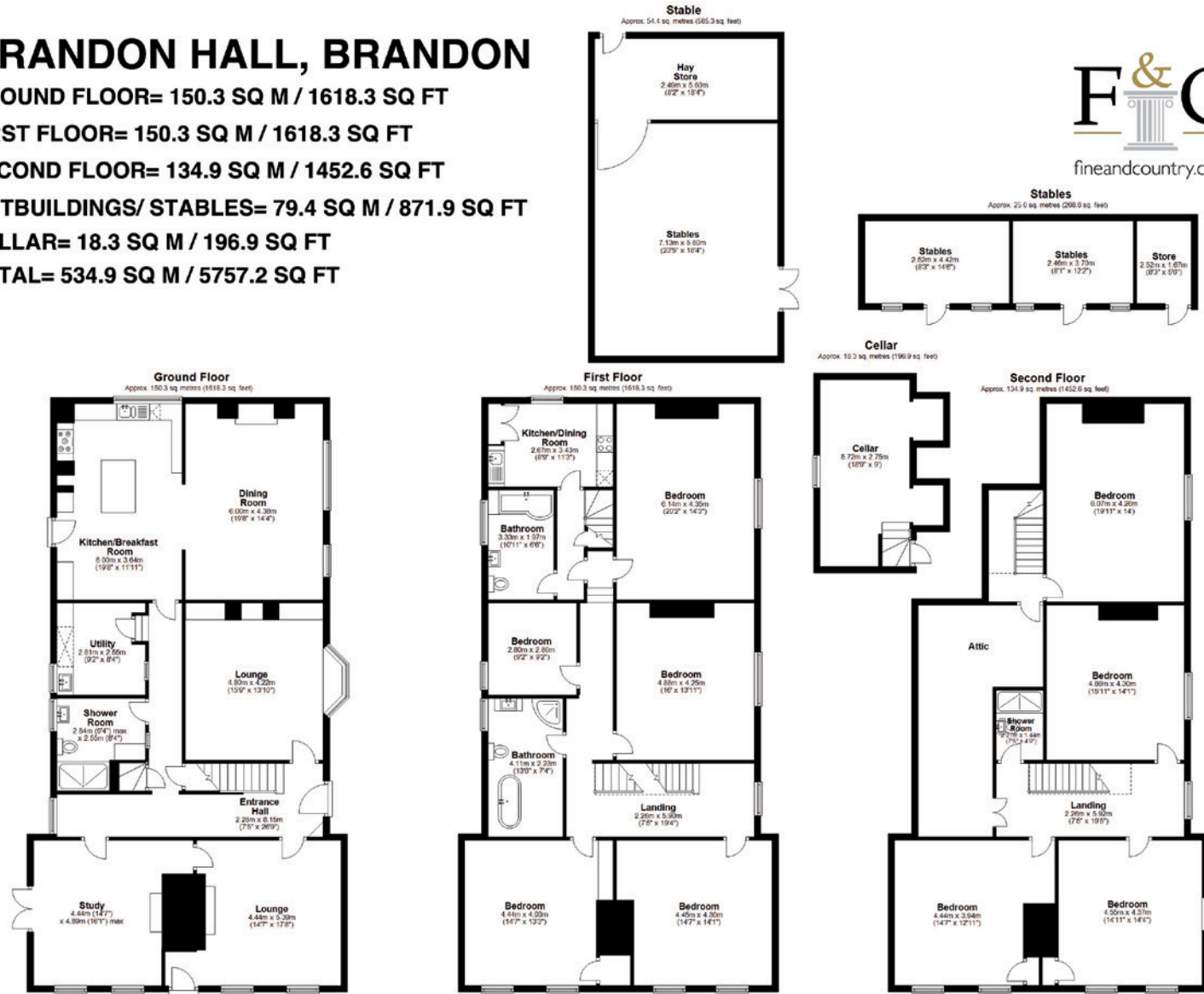
FIRST FLOOR= 150.3 SQ M / 1618.3 SQ FT

SECOND FLOOR= 134.9 SQ M / 1452.6 SQ FT

OUTBUILDINGS/ STABLES= 79.4 SQ M / 871.9 SQ FT

CELLAR= 18.3 SQ M / 196.9 SQ FT

TOTAL= 534.9 SQ M / 5757.2 SQ FT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Fine & Country  
55 High Street, Navenby, Lincoln LN5 0DZ  
01522 287008 | [lincoln@fineandcountry.com](mailto:lincoln@fineandcountry.com)

