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- Detached Farmhouse
- Farmyard With Several Outbuildings
- Development Potential STPP
- Five Double Bedrooms

- Character Original Features
- Village Location
- Large Plot With Enclosed Garden
- NO CHAIN

Court Leys Farm, Great Gonerby, NG31 8JP

Court Leys Farm is a substantial detached farmhouse, now offered to the market with its large farmyard with several outbuildings which could give future development opportunity STPP. The property is offered to the market with no planning, but with hope value. NO CHAIN.

The farmhouse has been well looked after by the same owners for many years but would benefit from some updating. The internal accommodation offers over 3000sqft of living space, comprising a breakfast kitchen, dining room with feature fireplace, sitting room with open fire, home office, utility bootroom, walk in pantry and cloakroom. The first floor offers three spacious double bedrooms and family bathroom. The second floor there are two further double bedrooms.

Externally, the property offers enclosed mature gardens, off-road parking for several vehicles and a hard-standing yard area with several outbuildings.

Agents Note photos were taken when the property was still furnished, property is now empty.

There are amenities within walking distance with two village shops and a public house in close proximity, as well as the primary school. Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

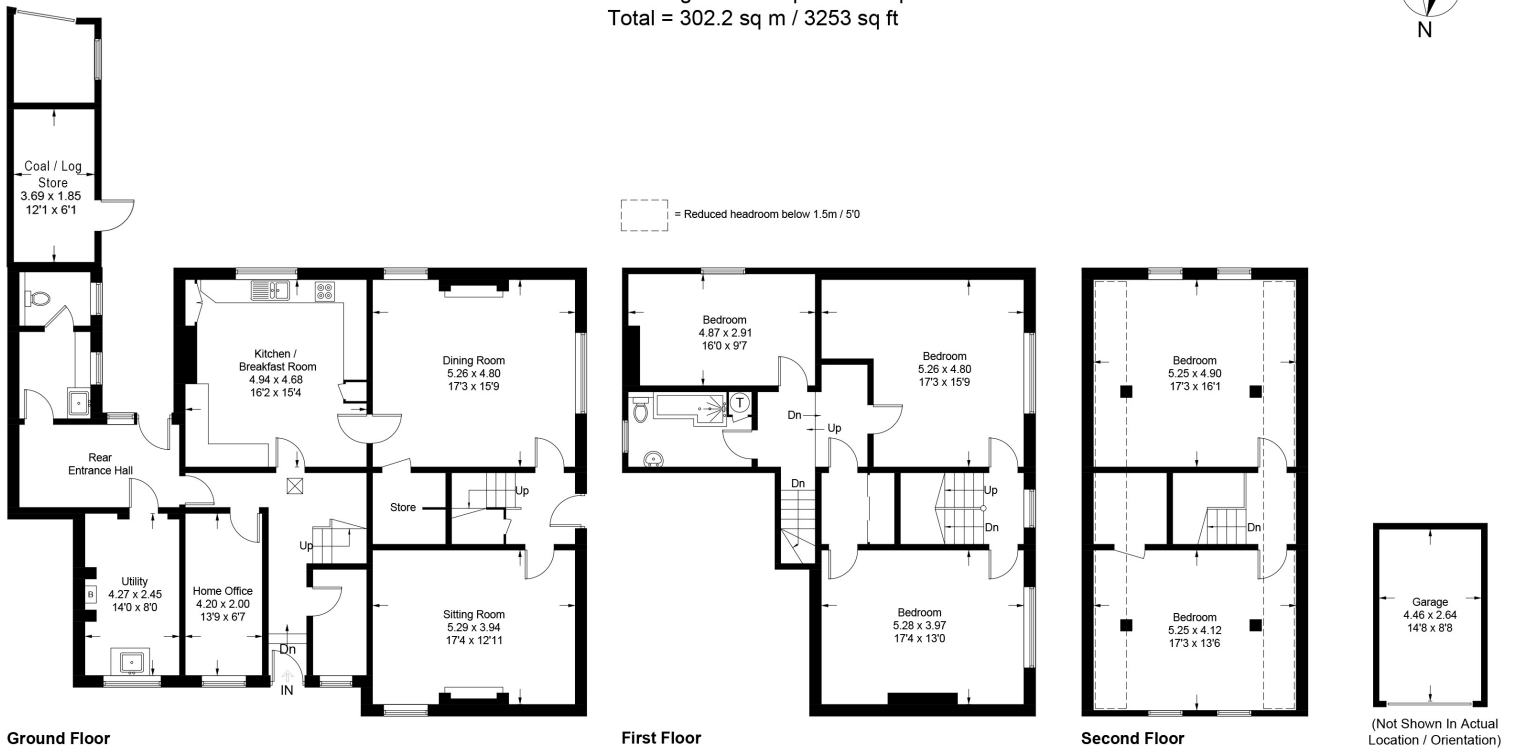




For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

Court Leys Farm

Approximate Gross Internal Area = 279.6 sq m / 3010 sq ft
 Outbuildings = 22.6 sq m / 243 sq ft
 Total = 302.2 sq m / 3253 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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