

# MILL LODGE, HELPRINGHAM



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# MILL LODGE, HELPRINGHAM

Situated in a village location this is a rare example of a period mill converted to provide a superb family home with three garages and a workshop. The grounds are an important feature, there being 0.85 acres of formal landscaped gardens which leads to a further 0.73 acres of orchard/paddock. The property has very well proportioned rooms throughout including a vaulted ceiling in the sitting room. The dining room and one of the bedrooms are formed from sections of the old mill. This Grade II listed property still has potential for further expansion subject to the usual planning considerations. Viewing is essential to appreciate the care that has been applied to the conversion.

Helpringham is an attractive small village benefiting from a public house, village shops, garage and a primary school. Mill Lodge is approximately three miles from the village of Heckington, which provides a wider range of facilities including a doctor's surgery and a railway station.

## ACCOMMODATION

All dimensions are approximate and are taken from plaster to plaster or internal wall faces. Photographs are taken using a wide-angle lens

## GROUND FLOOR

The property is approached via a substantial gravelled driveway leading to the entrance of the property where there is a storm porch.

## STORM PORCH

With exterior lighting. The property is entered via a timber door with glazed side panels to:

## ENTRANCE PORCH

Having panelled radiator and door to:

## CLOAKROOM

Having white suite comprising wash hand basin and low level WC, panelled radiator, inset lighting to the ceiling and fitted timber cupboard containing switch gear.

The entrance to the reception hall is via a timber and glazed door with matching glazed side panels.

## RECEPTION HALL

5.59m (18'4") x 6.10m (20'0")

(Overall measurements, irregular shape room.) Having ceramic tiling to the floor with inset lighting. There are stairs rising to the first floor landing, panelled radiator and a timber and glazed door with matching side panels which gives access to the rear patio area and garden beyond. From the reception hall double timber and glazed doors with matching side panels give access to:

## KITCHEN / FAMILY ROOM

7.98M (26'2") x 3.76m (12'4")

The kitchen area has a comprehensive range of fitted floor mounted units with timber edged rolled top work surface. There is an inset one and a half bowl stainless steel sink with mixer tap and separate drinking water tap. In addition there is a fitted water softener. A window to the front elevation overlooks the driveway and entrance and to the rear of the room there are French doors with matching side panels which lead to the patio area and garden beyond. There is a matching range of wall mounted eye level cupboards which incorporate display corner shelving, a full height larder cupboard with space for inset microwave, ample space for full height free standing fridge freezer. In addition there is an electric fired Economy 7 Aga with two ovens and two hot plates, an inset AEG halogen ceramic hob and inset spotlighting to the ceiling. From the kitchen/family room a further timber door gives access to the utility room.



### **SITTING ROOM**

9.78m (32'11") x 6.10m (20'0")

The well proportioned sitting room has a vaulted ceiling with fitted low voltage lighting. There are windows to the side elevation and timber and glazed French doors to both the side and rear elevations which give access to the patio and gardens. A reconstituted stone fireplace with fitted wood burner and a quarry tiled hearth. In addition there are wall lights.



### **DINING ROOM**

5.66m (18'7") x 5.66 (18'7")

Being formed by the base area of the Old Mill and giving a circular shape. The dining room has panelling to the walls, an original beamed ceiling, faux door to the front elevation and a window to the side elevation.

From the reception hall is a door giving access to understairs storage and a further timber panelled door leading through to:

### **UTILITY ROOM**

7.62m (25'0") x 3.18m (10'5")

Having a range of fitted base units with inset one and a half bowl stainless steel sink with mixer tap and drinking water tap, plumbing for washing machine and ample space for additional free standing freezers and refrigerators. There is an inset drying area fitted with a double radiator, a floor mounted oil fired central heating boiler, a range of fitted cupboards offering further storage and timber door giving access to a cloakroom with low level WC, wash hand basin, panelled radiator and obscure glazed window to the side elevation. To one end of the utility room there is a timber and glazed door which gives access to the side of the property, the vegetable plot and ultimately the rear of the property. The utility room also has a door leading to a larder with obscure window to the front elevation, ceramic tiling to the floor and shelving for storage.

From the family room a timber door gives access to:

### **BEDROOM SUITE**

To the ground floor and having inner hallway leading through to:

### **BEDROOM**

6.15m (20'5") x 4.25m (13'11")

Having windows to both side and rear elevations, panelled radiators, a comprehensive range of fitted wardrobes giving ample storage space and there is inset lighting to the ceiling.

### **BATHROOM**

Having a white suite comprising panelled bath, wash hand basin and low level WC, panelled radiator, fitted vanity unit with mirror, shaving point and light. There is a shower fitted above the bath, a heated tubular towel rail and the bathroom is comprehensively tiled to all splashback surfaces.

From the inner hall a further door gives access to:

### **WALK-IN AIRING CUPBOARD**

Containing the pressurised hot water system and shelving above.

### **FIRST FLOOR LANDING**

From the reception hall stairs rise to the balconied first floor landing having beamed ceiling, roof lights, lighting to the beams and a further bedroom.

### **BEDROOM**

5.13m (16'10") x 5.13m (16'10")

Being circular and forming the first floor of the Old Mill. The bedroom has windows to the front and rear elevations, beams to the ceiling, inset spotlighting to the ceiling, panelled radiators and timber panelling.

To the other end of the balconied first floor landing is:

### **FURTHER BEDROOM**

3.94m (12'11") x 3.73m (12'3")

Having opening roof lights, panelled radiator and door to eaves storage providing sufficient space for use as a wardrobe.

### **BATHROOM**

3.05M (10'0") x 1.80m (5'11")

Having window to the front elevation, bathroom suite comprising panelled bath with shower over, low level WC, wash hand basin and panelled radiator.

## AGENTS NOTES

Prospective purchasers should note that above bedroom two on the first floor which forms part of the original Mill there are three further circular rooms. These have been refurbished to a high standard with replacement flooring and windows. They currently have original brick finish from the Mill and are being used for further storage but, subject to any necessary planning regulations, could be used for a variety of purposes. The windows from these rooms give a panoramic view of the surrounding village and countryside and the rooms are fully equipped with power and light

## OUTSIDE

The property is approached via five bar timber gate and a substantial gravelled driveway which passes the triple garage block and sweeps to the front of the Mill property. There is substantial parking and the front garden has a large area of cottage garden which is planted with a wide variety of herbaceous perennials and specimen trees and shrubs. In addition there is a working well to one side. There is access to the rear of the property on both sides. To each side there is a five bar timber gate. To the left hand side of the property there is a triple garage block.

## SINGLE GARAGE

5.97m (19'7") x 3.33m (10'11")

With up and over door, power and light connected and work bench.

## DOUBLE GARAGE

6.02m (19'9") x 6.02m (19'9")

Having power and light, a double electric up and over door and shelving for storage and further storage to the roof space. There is also a pedestrian access door to the rear.

## OUTSIDE CONTINUED

To the rear of the garage block is a vegetable garden with fruit cages and a further brick and pantiled constructed wood shed. This side of the property has a further area of gravelled parking and there is a timber constructed shed. To the Mill side of the property there is a further five bar gate giving access to the rear. There is a brick and pantiled roof workshop with stable door.

## WORKSHOP

Being fully equipped with power and light and work benches and having the benefit of 3 phase electrical power. It is fully alarmed. To one end of the workshop there is a brick and timber constructed lean-to greenhouse with power and light.

## REAR GARDEN

To the immediate rear of the property there is a flagstone area of patio which enjoys spectacular views of the garden. The patio incorporates an ornamental pond with fountain. From the patio the garden is lawned and is comprehensively stocked with a wide variety of specimen trees, shrubs and herbaceous perennials. There is a timber pergola on which grows wisteria, roses and

## Particulars Disclaimer

These particulars whilst believed to be accurate are set out as a general outline only and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has any authority to make or give representation or warranty in respect of the property.

specimen ivy plants. The lawned gardens have attractive flower beds and a large decorative fish pond which is fully stocked and planted with water lilies and other aquatic plants. At the rear of the garden a gate gives access to the substantial orchard area which contains a wide variety of mature fruit trees. The orchard is bounded by secure fencing and hedging on all sides and measures approximately 0.73 of an acre.

## MONEY LAUNDERING REGULATIONS 2007

Estate agents are included within the 'regulated sector' covered by the Money Laundering Regulations which came into force on 15th December 2007. Proof of identity and address may be required prior to any transaction.

## MORTGAGES

We are pleased to offer a FREE mortgage consultation if you wish to take advantage of this service please speak to a member of staff or Contact our Sleaford office on 01529 302271 or sleaford@ebgproperty.co.uk

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

## VIEWINGS

Viewing is strictly by appointment with the Selling Agents Escritt Barrell Golding. Tel: 01529 302271 or sleaford@ebgproperty.co.uk

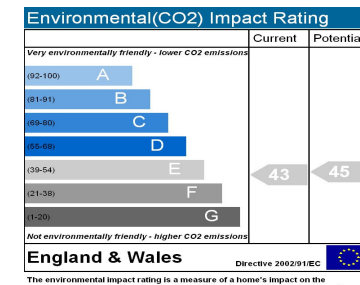
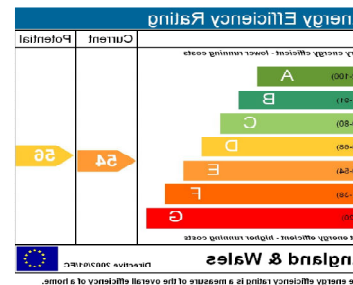
All prospective purchasers are invited to discuss any matters of particular interest to them with a staff member who has seen the property before making an appointment to view.

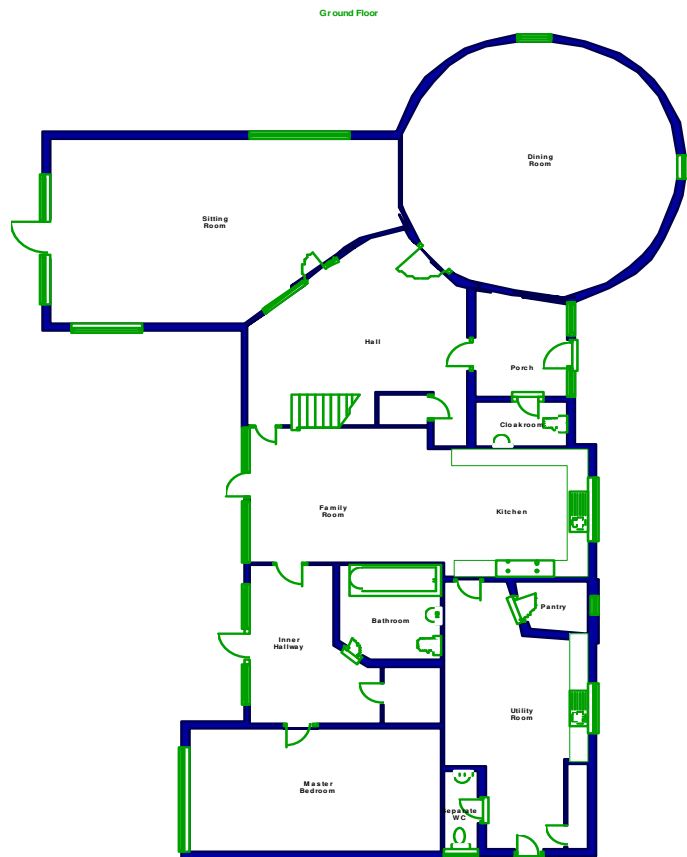
## ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

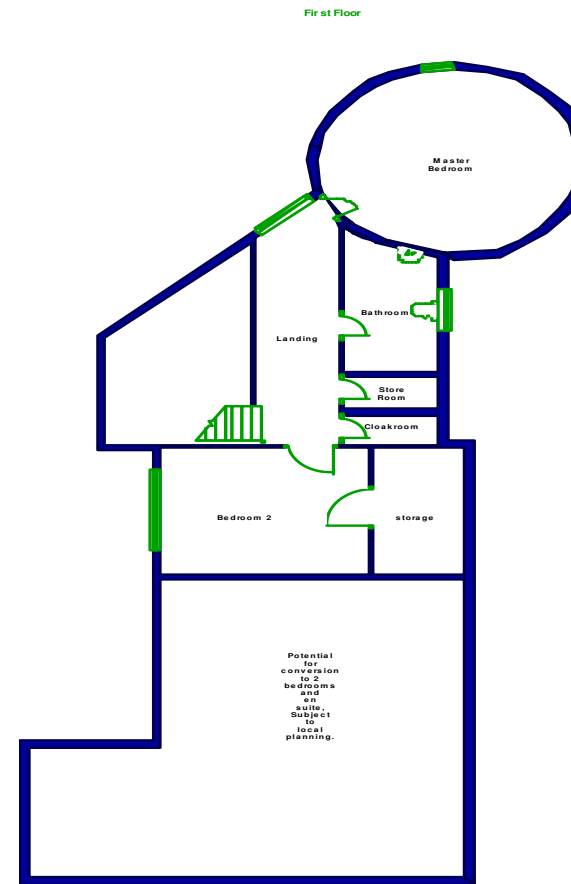
## ENVIRONMENTAL IMPACT RATING

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





High Gate, Helmdonham



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