

Sanfoin House, Aisby

Guide Price £475,000

NEWTON FALLOWELL

Sanfoin House

Aisby, Grantham

Sanfoin House is a spacious stone-built country home with 4 bedrooms, large gardens, garage, outbuilding, and significant development potential (subject to planning permissions).
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

- Charming Stone-Built Residence
- Substantial Plot & Land - Huge Potential STPP
- Three Reception Rooms
- Four Bedrooms
- W/C, En-Suite + Family Bathroom
- Popular Village Location
- For sale by Modern Auction – T & Cs apply
- Buyers' Fees apply
- Buyer Information Pack available
- Subject to a Reserve Price















AISBY

Aisby is a charming South Lincolnshire village defined by a thriving community and a central village hall, perfectly positioned just eight miles from Grantham amidst rolling limestone uplands with exceptional local walking and off-road hacking. Ideal for families and commuters alike, the surrounding area boasts top-tier schooling—including Grantham's renowned grammar schools, highly regarded local primaries, and prestigious Lincoln private schools (Minster and St Mary's)—while nearby Oasby hosts prestigious bi-annual BEDE Horse Trials. With everyday amenities in neighboring villages, full cultural and medical services 25 miles away in historic Lincoln, and Grantham station offering high-speed rail links to London Kings Cross in as little as 70 minutes and Leeds in 65, Aisby combines idyllic rural living with effortless connectivity.

PORCH

ENTRANCE HALL

A welcoming and spacious central reception hall finished with light laminate flooring and neutral decor. Access is gained via the front entrance porch, leading through to the principal ground-floor accommodation

CLOAKROOM

Conveniently accessed directly from the entrance hall, this practical ground-floor cloakroom features low-maintenance vinyl flooring and neutral decor.

LOUNGE

19' 5" x 17' 9" (5.92m x 5.41m)

A substantial and brightly lit reception room featuring dual-aspect windows, and continuation of the light laminate flooring. The focal point of the room is an exposed stone fireplace with a stone hearth and timber mantle beam.

DINING ROOM

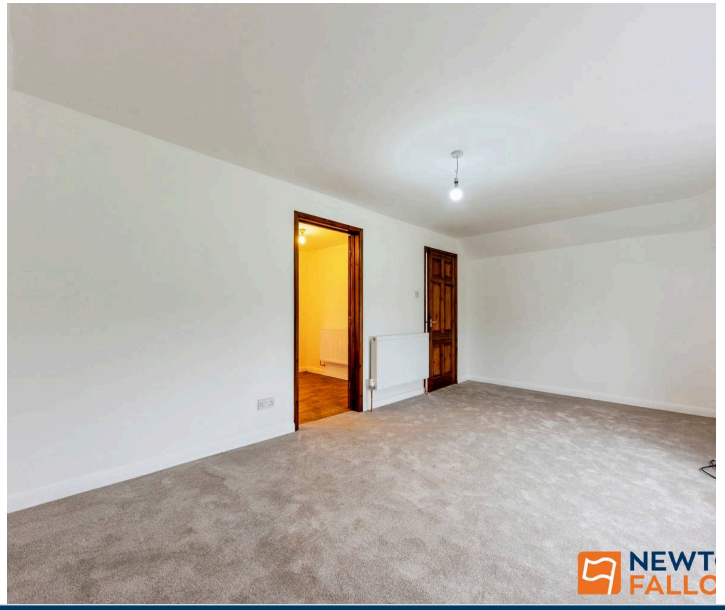
17' 9" x 12' 2" (5.41m x 3.71m)

A bright and versatile formal dining space featuring dual-aspect natural light, high ceilings, and light laminate wood flooring. The room connects the central hall directly to the kitchen, making it ideal for entertaining.









KITCHEN
17' 9" x 13' 1" (5.41m x 4.00m)
A impressive, open-plan kitchen/diner featuring traditional tiled flooring and double-glazed French doors opening directly out onto the garden patio. The kitchen is fitted with a range of modern white gloss wall and base units with dark worktops and matching upstands, incorporating an integrated oven, electric hob with stainless steel extractor canopy above, sink unit with mixer tap, and space for a freestanding American-style fridge/freezer. The spacious dining layout easily accommodates a family table, features a charming wooden serving hatch to the adjacent dining room, and benefits from wall-mounted radiator heating and a rear-facing window providing plenty of natural light.

FIRST FLOOR LANDING

BEDROOM ONE
17' 10" x 10' 9" (5.43m x 3.27m)
A master bedroom featuring neutral decor, soft fitted carpeting, and direct access to an en-suite bathroom

EN-SUITE
13' 8" x 8' 3" (4.17m x 2.52m)
A particularly spacious master en-suite bathroom featuring low-maintenance vinyl flooring, neutral walls, and a double-glazed window providing natural light and ventilation.

BEDROOM TWO
17' 10" x 10' 8" (5.43m x 3.24m)
A bedroom featuring neutral decor, and soft fitted carpeting

BEDROOM THREE
12' 0" x 11' 2" (3.66m x 3.41m)
A further bedroom featuring neutral decor, and soft fitted carpeting

BEDROOM FOUR
10' 10" x 7' 3" (3.31m x 2.20m)
A versatile first-floor single bedroom or ideal home office, finished in neutral decor with soft fitted carpeting







BATHROOM

7' 10" x 6' 2" (2.40m x 1.89m)

Located off the landing, this practical family bathroom features vinyl flooring, crisp white walls, and contemporary marble-effect splashback wall panels.

EXTERIOR

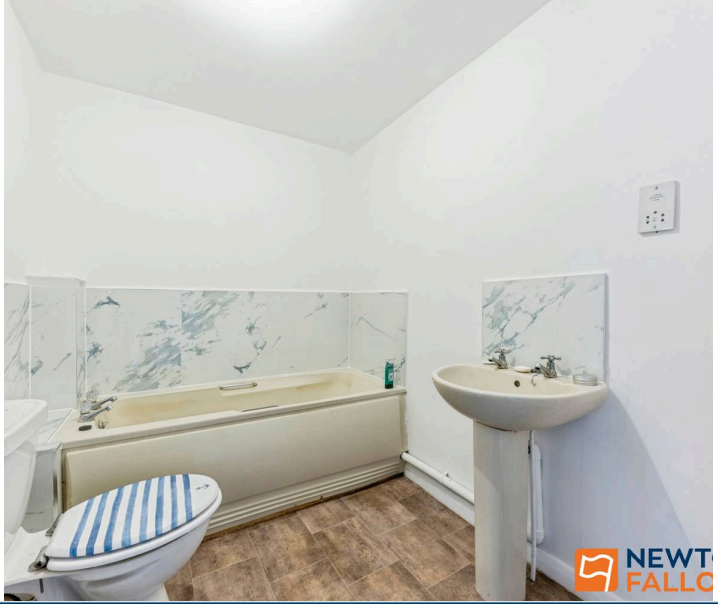
Occupying an attractive and private plot, Sanfoin House is approached via an extensive shingled driveway offering ample off-road parking and turning space, leading to a detached stone-built garage and outbuilding suitable for storage or workshop use. The property boasts a generous lawned garden with classic stone wall boundaries and a paved patio area directly adjoining the rear French doors, perfect for outdoor dining and entertaining. Crucially, set within these substantial grounds, the extensive piece of land and side plot present exciting potential for future development, residential extension, or an ancillary annex (subject to obtaining the necessary local planning consents).

NOTE

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.







AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

AGENTS NOTE

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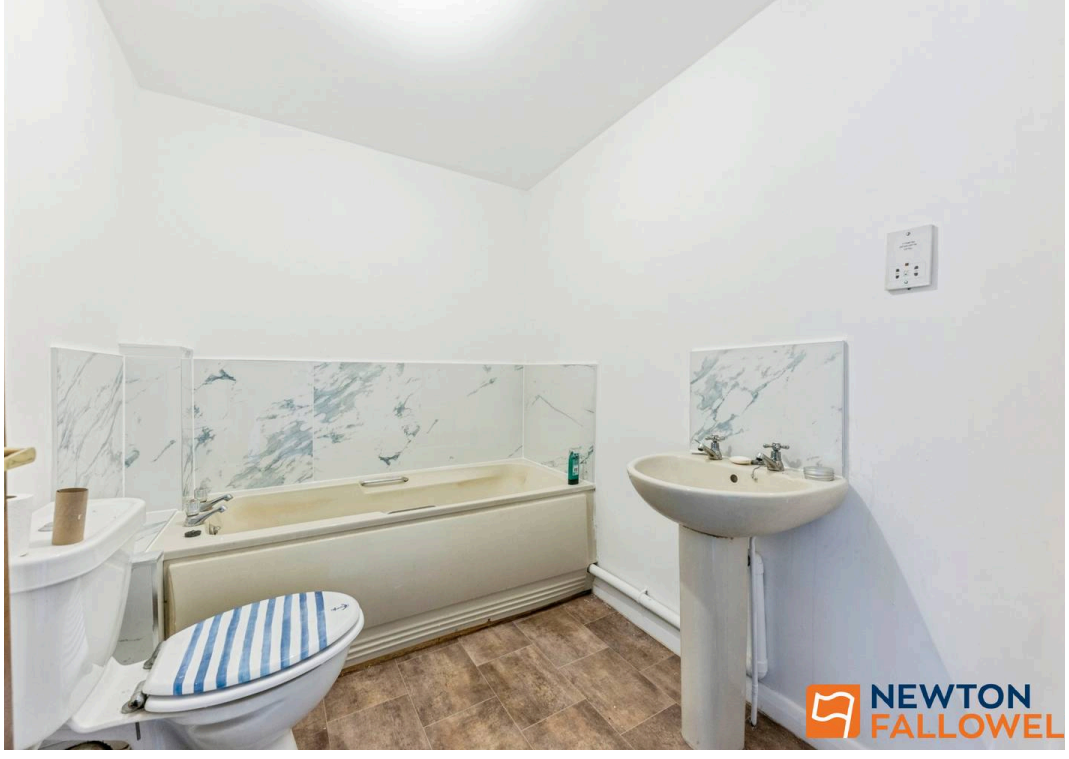
ANTI-MONEY LAUNDERING CHECKS

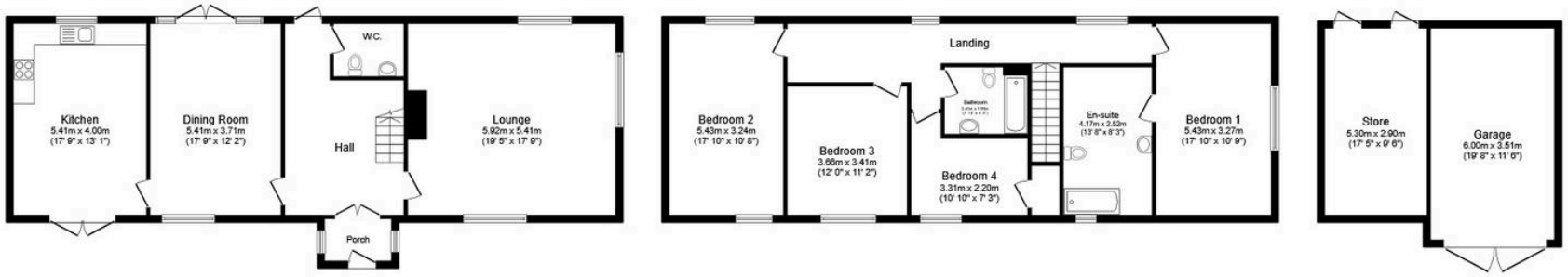
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Ground Floor **First Floor** **Outbuilding**

Total floor area 209.2 sq.m. (2,252 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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