

THE PRIORY DORRINGTON







The Priory is a substantial Grade II listed country residence, standing in it's own grounds of approximately 4.5 acres. Accessed through double gates, leading to a long driveway approach into a courtyard with parking for multiple vehicles, garaging, stabling and tack room.

Also within the grounds is a detached refurbished cottage, which could be used as a self-contained annexe or holiday let / Air B&B if desired. The space offers a living room, kitchen, ground floor bathroom and two bedrooms to the first floor.

The main house has been restored to a high standard throughout, having recently been through a no expense spared refurbishment boasting renewed electrics and underfloor heating not usually found with a large listed home. The property now gives a tasteful mix of contemporary fittings blending with the original character features. The accommodation comprises an entrance hall, bay-fronted dining room, bay-fronted living room with space for wood burner, spacious family room with double doors onto courtyard, refitted breakfast kitchen with central island and pantry, utility room and boot room. The first floor offers four double bedrooms all with ensuite bathrooms, and the second floor offers two further double bedrooms.

There is also an adjacent detached three-bedroom refurbished bungalow which could be available by separate negotiation.

Offered to the market with NO CHAIN.

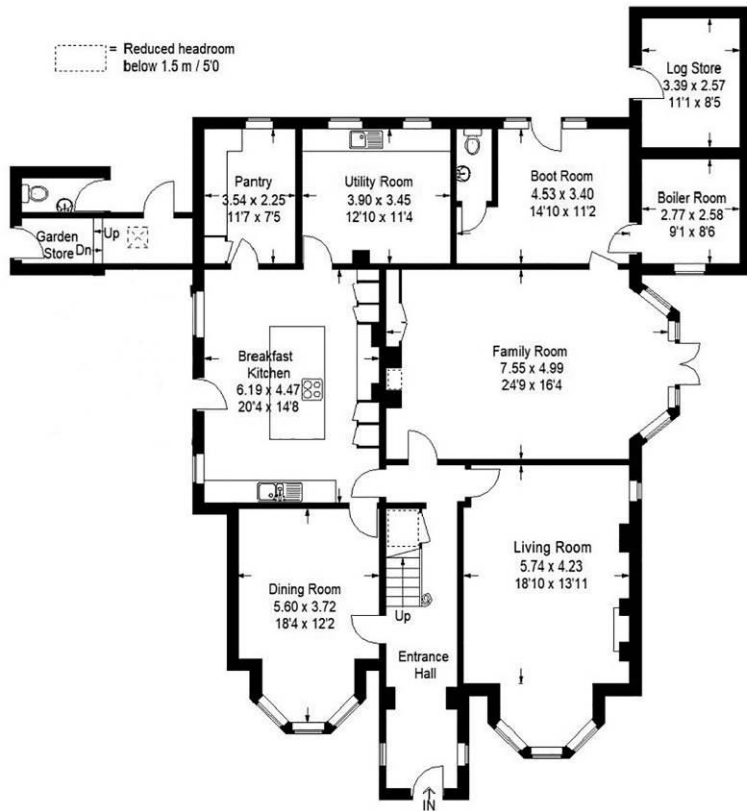
Dorrington is situated some 7 miles north of Sleaford and approximately 12 miles from Lincoln, it has a Public House and a Butchers shop. The village is close to the larger village of Ruskington with local shops and supermarket, bus and rail services, primary and secondary schools, doctor's surgery, library and social facilities. There are further amenities at Sleaford, Lincoln, Newark, Grantham and Boston. It is convenient for the local RAF bases of Cranwell, Waddington, Digby and Coningsby.

The Priory

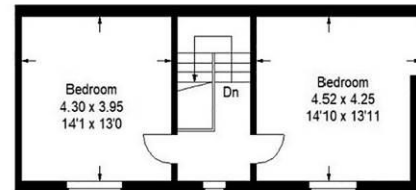
Approximate Gross Internal Area = 398 sq m / 4284 sq ft
 Annex = 71.9 sq m / 774 sq ft
 Outbuilding (Excluding Bin Store) = 131.6 sq m / 1416 sq ft
 Log Store / WVC = 11 sq m / 118 sq ft
 Total = 612.5 sq m / 6592 sq ft



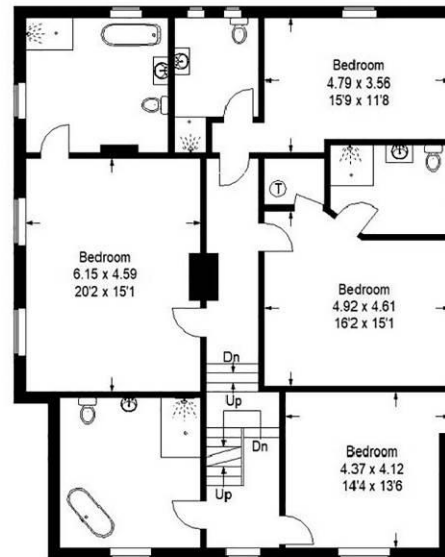
Reduced headroom
 below 1.5 m / 5'0"



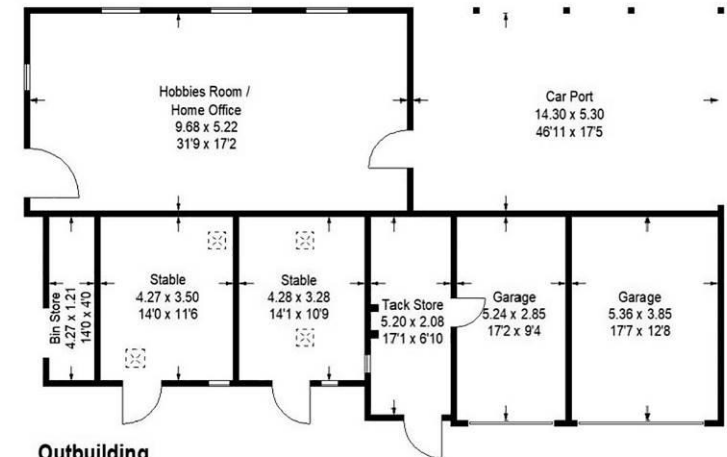
Ground Floor



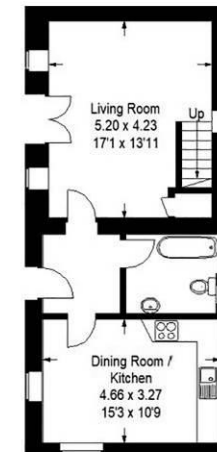
Second Floor



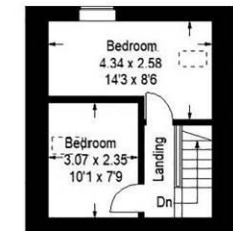
First Floor



Outbuilding
 (Not Shown In Actual
 Location / Orientation)



Annex - Ground Floor



Annex - First Floor