



Highbury

Damgate Road | Holbeach | Lincolnshire | PE12 8PB

FINE & COUNTRY

HIGHBURY

CONTEMPORARY LIVING

With vast great rooms and solid oak floors, this house is quite something, especially indoors. The latest addition: a contemporary space adjoining the kitchen, a fabulous place. The sunlight floods in through Velux rooflights, with up and down lighters for sparkling nights. Hidden cables for satellite TVs and surround sound make this home top notch – you'd better come round!





CONTEMPORARY LIVING

- A Very Well Proportioned and Presented, Modern Family Home
- Spacious Entrance Hall with Oak Staircase and Galleried Landing
- High Quality – Underfloor Heating, Granite Work Surfaces, Integrated Speaker system
- Open Plan Kitchen / Breakfast Room / Family Room with Bi-folding Doors to the Rear Garden
- Dining Room, Reception Room, Study and Gym
- Four Double Bedrooms (Three of which are En-suite) and a Family Bathroom
- Potential to Create a Fifth Bedroom
- Electric Gates with Intercom System, Gravelled Driveway, Ample Parking & Double Garage
- Enclosed Gardens of approx. 1/3 Acre (stms) with Open Field Views to the Rear
- The Accommodation extends to 3,639 Sq. ft.



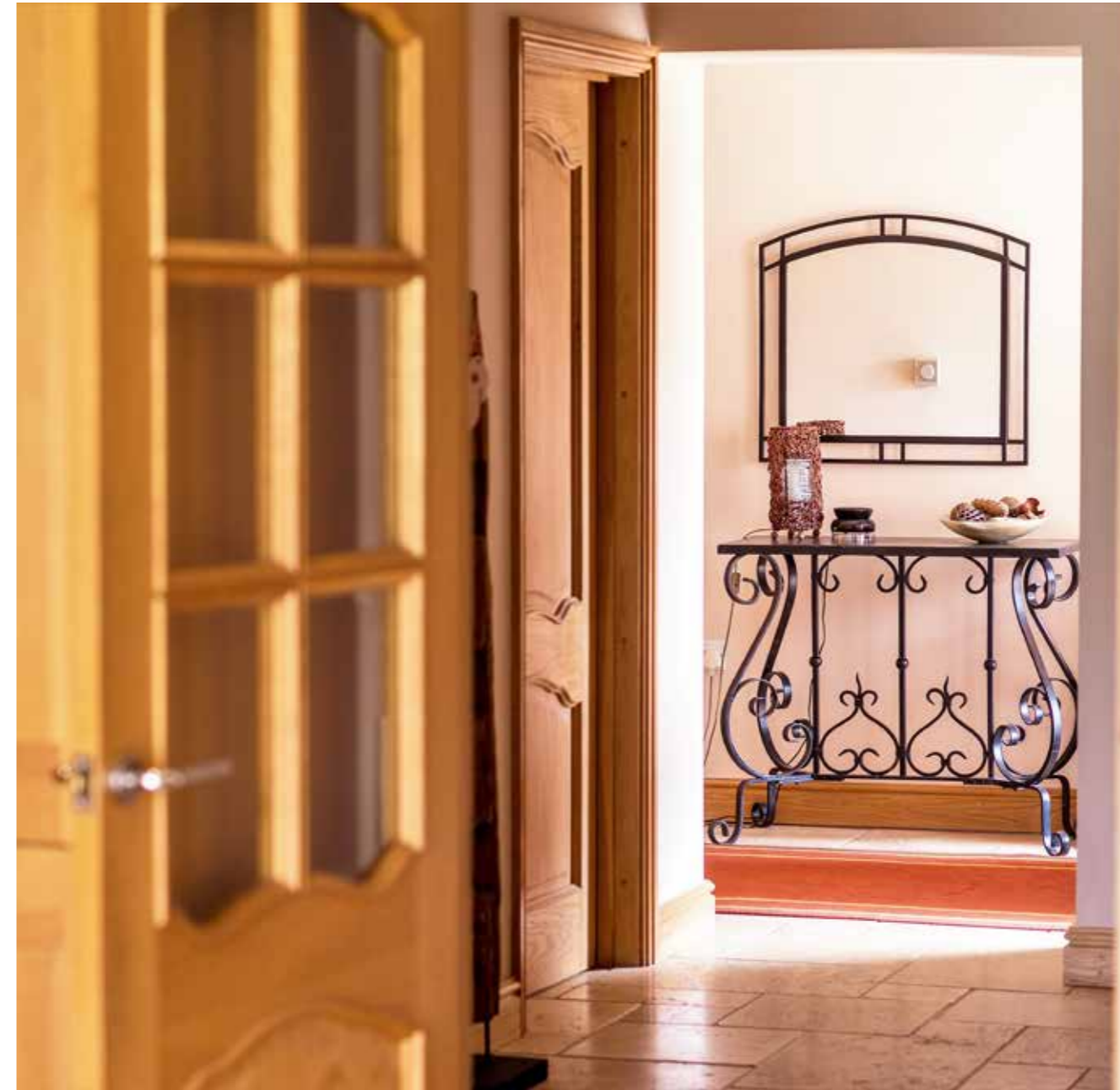


The current owner of Highbury, an imposing red brick house on the very edge of Holbeach in South Lincolnshire, built the property himself in 1997 for his growing family, with an extension being added in 2008. It is now a very large home with a sense of space in every room and four bedrooms of enviable size, but this could easily be changed to five or even six, as they are so huge! The best quality materials have been used to ensure it a solid and stylish place in which to live, that should bear the test of time.

Quality Materials

Approaching through curving brick walls and the electronically controlled metal gates up the gravel drive flanked by lawns, there is certainly a feeling of a well-maintained, impressive property standing before you, the storm porch with its swooping lead canopy over the front entrance. Inside, it lives up to its promise with a lovely, big, well-lit hallway, engineered oak floorboards underfoot, encompassing a dramatic oak staircase which almost floats within the space. A door to the left leads into the lounge, whilst





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attractive, half-glazed, timber, double doors at the back of the hall lead into the dining room, again with the oak flooring. More doors lead on further into a gymnasium which has a splendid, arched window partially decorated with stained glass in a floral design, that overlooks the garden at the back. Within the gym is a room housing a sauna which is available under separate negotiation.

Touch of Rustic

The lounge, which stretches front to back has a wonderful feature inglenook fireplace built from reclaimed bricks. “The log-burner is an expensive Danish-make, Jotul, sitting in the clay quarry tiled hearth, and it certainly wacks out a tremendous amount of heat!” exclaims the owner. It is flanked by York stone slabs over deep recesses, and has a beautiful reclaimed pitch pine beam over. Above this is cabling for a television screen. This carpeted room has double patio doors onto the terrace at the back of the house perfect if entertaining in summer.

Swanky Space

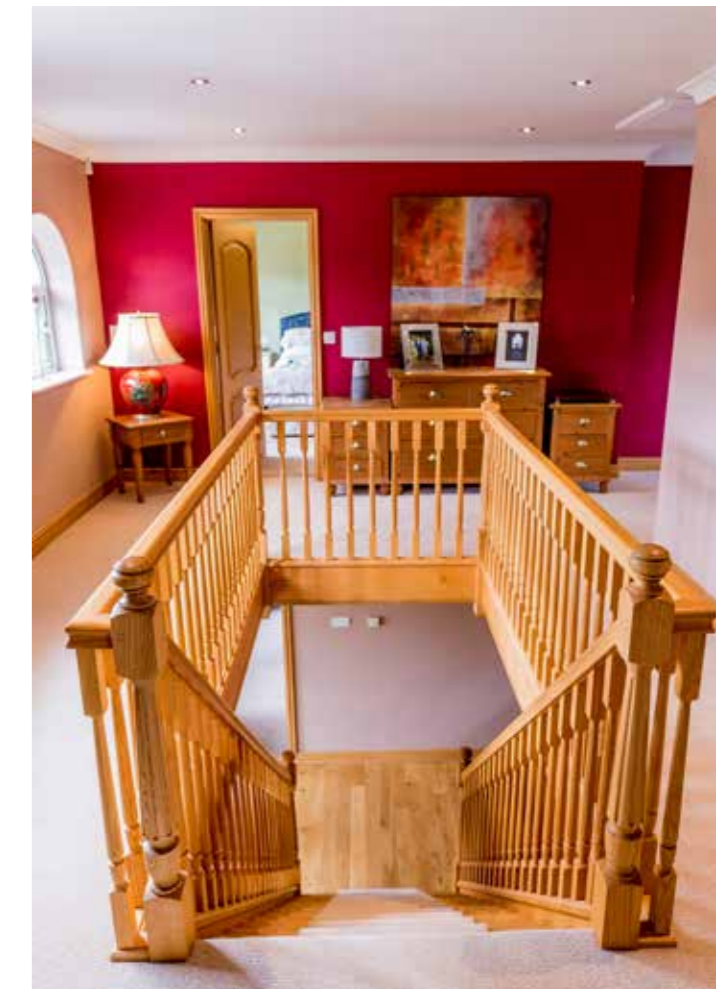
The crowning glory of this property however came when the owner decided in 2008 to expand the footprint, adding on the vast contemporary sunroom, or living room, to the back of the kitchen. The kitchen is already a beautiful large space with travertine tiling and underfloor heating, a fitted Howdens solid oak, contemporary-style kitchen with an island in the kitchen end, and space for a table and chairs at the other. A door connects with the dining room. “The kitchen was Howdens’ top of the range at the time, made of solid oak with granite worktops,” declares the owner. The black gas-fired Rangemaster Elan cooker is for serious cooks with two ovens, and six burners on the hob, extractor fan above. The property is on mains gas, and fires the central heating too. The island houses an integrated dishwasher, and the house has a built-in water softener. The stainless steel bowl and a half sink with its matching mixer tap, is also situated in the island.

With under-unit lighting, integrated microwave, and a vast black Samsung American-style fridge freezer slotted into the units this is a swanky, stylish kitchen in excellent order. It then opens out into a glorious space with exposed brick walls, a continuation of the travertine floor and underfloor heating interspersed with uplighters, below a sloping roof incorporating six large Velux windows and an abundance of downlighters. The far wall mainly comprises five hardwood bi-fold doors which concertina back to open onto the south facing terrace. “This is a party orientated house, especially since we added on the extension,” enthuses the owner.

Upstairs there is a light and spacious galleried landing; from this a vast bedroom situated over the double garage at the front of the property, has a walk-in dressing room, and a large en suite next to it. It has an unusual feature of two lots of triple Velux windows, three in the roof and three directly below in the wall, which overlook the front drive and garden. Two other bedrooms also have their own en suites, and the fourth bedroom sits next to the family bathroom, which like the gym downstairs, features an arched decorative window over the back garden. All bedrooms have walk-in wardrobes and engineered oak flooring.

All Wired Up

“The whole house is wired up with a five cabling system for surround sound and Sky television. It is a multi-room set up,” declares the owner. “There are speakers in the kitchen, the dining room and the gym, the main bathroom, the bedroom above the garage, and bedroom two. And there are television points in the lounge, the kitchen, the gym, the sun-lounge, and in all the bedrooms. We have a burglar alarm, and plenty of lights outside including dawn to dusk sensors on low-level floodlights, and elevated ones.”



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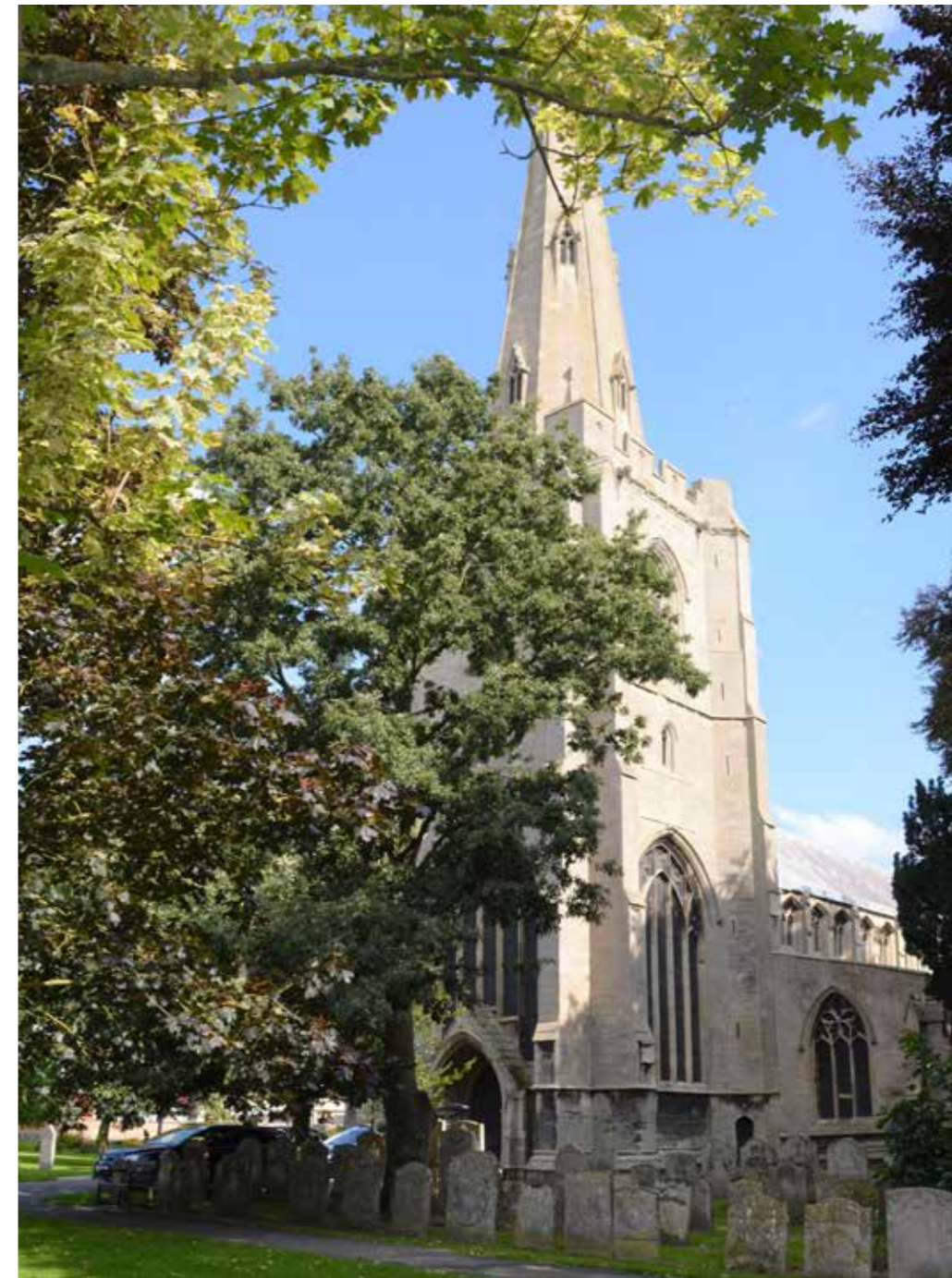
Low Maintenance Garden

Outside, the garden is mainly laid to lawn with some mature shrubs predominantly around the periphery. The terrace adjoining the back of the house is stone slabs edged with bricks, and affords a spacious area for alfresco dining and sitting. "It is a low maintenance garden. The weeds are kept at bay by plenty of bark chippings, and it is child and dog friendly with a six-foot fence all the way round, and a hawthorn hedge behind. There is a lockable gate between the front and back garden so it really

is very secure," affirms the owner. "Being on the outer edge of the town there is open farmland all around with lovely views from the upstairs windows." The whole plot is about a third of an acre, and at the back there are two sheds, the large one with a proper tiled roof. "The sheds are a fair-size and constructed in Cedral Cladding which means they never need painting. We chose a duck-egg blue for both. It's cement fibre with a polymer coating. The larger one, which has electrics and water, could easily make someone a very good office." A paved area in front

of these attractive sheds lends itself to further seating in the sunshine.

"This has been a great house to live in – I shall be really sad to leave. It's close enough to town yet out of town. We have really nice people living around us, and we shall certainly miss our close neighbours," concludes the owner- and builder - of this exceptional family home.

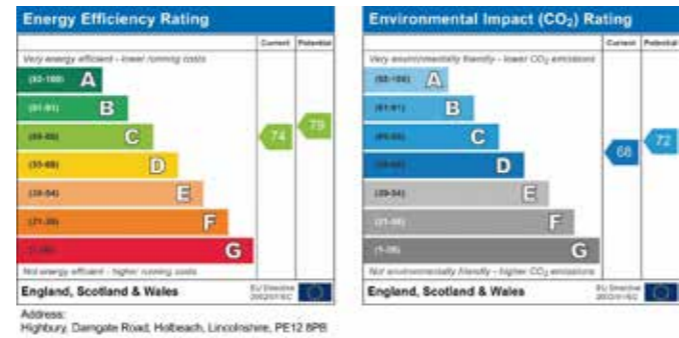




WICHURRY



Energy Graph



Additional Information

LOCAL AUTHORITY South Holland District Council

AGENTS NOTES Mains Electricity, Gas, and Water: Treatment Plant

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



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On The Doorstep...

The Fenland market town of Holbeach boasts excellent amenities including a doctors', dentists, public houses, restaurants, local shops and supermarket, hairdressers plus many more. The town has two primary schools and Holbeach Academy secondary school. This area is known for its food processing and bulb growing in particular, so during the Spring months the surrounding fields are ablaze with colour. The United Kingdom's largest supplier of tulip and daffodil bulbs is situated to the north of the town and flour milling continues at Barrington Mill.

How Far Is It To...

Holbeach lies 8 miles from the market town of Spalding with excellent state grammar schools, shopping and leisure facilities and 17 miles from Boston. The Hanseatic town of King's Lynn is 20 miles away and from here the popular North Norfolk coastline is less than an hour away. King's Lynn has a direct rail links to London King's Cross with a journey time of 1 hour and 40 minutes. The East Coast Rail Link runs from Peterborough (23 miles to south-west) giving access to London with a journey time less than an hour or to the Midlands and North.

Directions

From King's Lynn take the A47 westbound towards Peterborough. Cross the River Great Ouse and at the major roundabout take the second exit onto the A17, signposted Sleaford. Continue on the A17 for approximately 10 miles and cross the River Nene at Sutton Bridge. Remain on the A17 for another 5.4 miles (pass four roundabouts) and at the fifth roundabout take the second exit and stay on A17. After approx. 2.4 miles turn left onto Foxes Low Road. In a mile turn right onto Fleet Road and straight away turn left onto Dam Gate. Highbury will be shortly found on the right hand side.

To arrange a viewing of this property please contact

North & West Norfolk

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