

An Exceptional Architect Designed Mansion Located in 2.7 acres of Landscaped Gardens

Cedar House | Middlegate Road West | Frampton | Lincolnshire | PE20 1BX



An Unmissable Opportunity to Purchase a Superb Family Residence Offering 8 Bedrooms, Excellent Entertaining Facilities including 50ft Kitchen/Living Area, Heated Indoor Swimming Pool with Gymnasium, Atria Games Room with Private Seating Area, Sunken Croquet Lawn and Garden Room, Secluded Lake Overlooked by Marquee Lawn, Decked Entertaining Area and Wildflower Copse, Garaging for Over 6 Vehicles and Private Parking for Over 30 Vehicles

For Sale Freehold with Vacant Possession
£2.75 Million Subject to Contract

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PROPERTY MARKETING SPECIALISTS

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Location...

Frampton is a sought-after village on the South Lincolnshire Fens, located approximately 115 miles to the north of London, 30 miles to the north-east of Peterborough and 35 miles to the south-west of Lincoln.

The area is served by the A16 trunk road, the A52 and A17 trunk roads in the village of Frampton with a population of around 1,000 residents, being located approximately half a mile to the south.

Middlegate Road is a popular rural and residential area to the north of the village of Kirton, which has a range of amenities including public house, restaurants, schools, florists, convenience stores and doctor's surgery.

The town of Boston is located approximately 5 miles to the north which has a population of around 70,000 residents and a strong range of sporting and retail amenities with well-regarded schools, strong retail offering and large hospital.

The property is located at the western end of Middlegate Road.

Accommodation...

Hall.....7m x 7.6m, 2.6m x 2.2m and 2.5m x 1.5m
Having a solid oak entrance door with a porcelain tiled floor, impressive solid oak double staircase leading to the first floor.

A wide hallway leads through the main living rooms and towards the kitchen.

Library.....6m x 5.7m
min excluding bay (panelled), having double oak glazed doors.

Dining Room.....7m x 5.6m
excluding bay (panelled).

The hallway leads through to the open plan

Kitchen/Dining/Living Area.....15.8m overall by 5.2m
This room is tiered and features double height space with solid oak beams and is designed as a dining entertaining area with patio door access through to the formal rear gardens to the rear and the swimming pool gardens to the south of the property.

Service stairs to rear entrance lobby with second staircase giving access to the first and second floors.

Kitchen

Being a fully fitted modern solid walnut kitchen with granite worktops and integrated Miele appliances.

A main island unit, having inset sink with curved based units and drawers under, 8 door fitted cupboards, 3 sliding pan drawers compliments full height fitted units comprising 8 door cupboards with 3 pan drawers, side unit with half bowl inset sink, induction hob, integrated dishwasher, integrated oven, warming drawer, steam oven and coffee machine, space for a full height wine cooler and 4 drawers.

Dining Area

Having brick and oak beamed Inglenook fireplace with log burner with a step up to the living room area, having a range of fitted furniture and patio doors giving access to the east and west elevations.



To the rear of the kitchen is a utility area and hallway.

Utility Room.....5.7m x 2.4m
Having stainless steel sink and worktops with 3 door cupboard under. Space for refrigeration, rear door. Matching set of units opposite with full height cupboards over double doors.

Pantry.....2.6m x 2.1m
Having extensive shelving.

Boiler Room.....3.1m x 1.7m

Rear Entrance Hallway

Having rear door and rear tradesmen's entrance.

Boot Room.....3.4m x 3m
WC

Garage No. 3.....6m x 7.1m
Full electric doors.

Games Room.....14.1m x 7m
(Excluding bay windows) having space for fitted refrigeration and fitted TV unit over solid oak with 4 door cupboards and display shelving, inset log burner.

Atria/Link Room.....6m x 5m
Being double height space, second sports area with bi-folding doors, WC off and secondary entrance from the driveway.

Pool Room.....14.8m x 8m overall
Double height space having fully heated Swimming Pool measuring 8m x 5m, double doors leading to seating area and extensive patios.

This room has been partitioned to form changing areas, storage cupboard, wet room, WC and pump room store. Stairs lead to the mezzanine.

Gymnasium.....6m x 5.5m
Featuring a glass display wall, stainless steel overlooking the swimming pool.



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First Floor

The double staircase leads to a split landing where there is space for art or sculpture and spacious first floor landing.

Master Bedroom Suite No.1

Bedroom.....7m x 5.8m
(Excluding bay) with walnut furniture.

Dressing Room.....3.8m x 2.4m
Featuring 2 cupboard faces, having 13 full height walnut cupboards and dressing table.

Bathroom

With travertine floors, having entry mounted bath with twin sink walnut and granite vanity unit, large walk-in shower, double height storage cupboard.

Across the landing is a hallway giving access to further bedrooms.

Bedroom No. 2 Suite.....6.5m x 5.6m
Measurement including the bathroom having bath, vanity unit, walk-in shower, low level WC and being fully tiled.

Bedroom No. 3 Suite.....6.5m x 5m
Measurement including bathroom with walk in shower, vanity unit, low level WC and being fully tiled.

Bedroom No. 4 Suite.....6.3m x 4.1m and 4.3m x 1.9m
In addition to which is a bathroom having bath, walk-in shower, WC and being fully tiled.



Second Floor

Bedroom No. 5.....6.3m x 3.9m
Having fitted walk in shower, low level WC.

Bedroom No. 6.....4.7m x 7.1m

Bedroom No. 7.....7.4m x 7.1m
Measurement includes en-suite bathroom, having shower, bath, sink, low level WC, fully tiled and 2 door fitted wardrobe.

Bedroom No. 8/Lounge.....7m x 6.2m

Games Room/Storage.....13.6m x 7.2m
Overall measurement including partitioned storage room and utility store.

The property benefits from underfloor heating throughout.



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Outside...

The property is located towards the southern end of the plot extending to 1.1 hectares, 2.7 acres in total.

The house benefits from 2 vehicular accesses and a pedestrian access. The main vehicular access is via an automated electric gate leading to an extensive L-shaped tarmac parking area. At the front of the property is enough parking for over 30 vehicles.

To the rear of the house is a double garage with space for 4 vehicles, each garage measuring 7m x 5.7m and having electric roller shutter doors.

The gardens have been designed by Chelsea Flower Show Gold Award Winning Designer Stephen Welch and feature a number of separate distinct areas.

The main formal gardens are located to the rear of the house and are walled and railed, having an elevated lawn overlooking the lake and fountain.

The lawns lead down to a sunken oak framed garden kitchen being arranged to provide a cooking area, a dining area and seating area and overlooking the lake.

The oak framed building with glass panels measures 8.4m x 7m overall and has a fully fitted kitchen with extraction comprising an indoor barbecue, refrigeration and stainless steel storage.

The lake is stocked and has a gravelled and brick lined path beyond railings which lead around the northern edge to the side, where there are a large number of mature trees and a private wild sown copse.

A yew hedge surrounds a separate lawned which has been designed for marquee entertainment overlooking the lake.

At the southern end of the garden is a gated and railed dog exercise area.

To the south of the house is a rose lined pergola with a brick path leading to an extensive entertaining area with hot tub opening out from the swimming pool where there is a firepit and seating area.

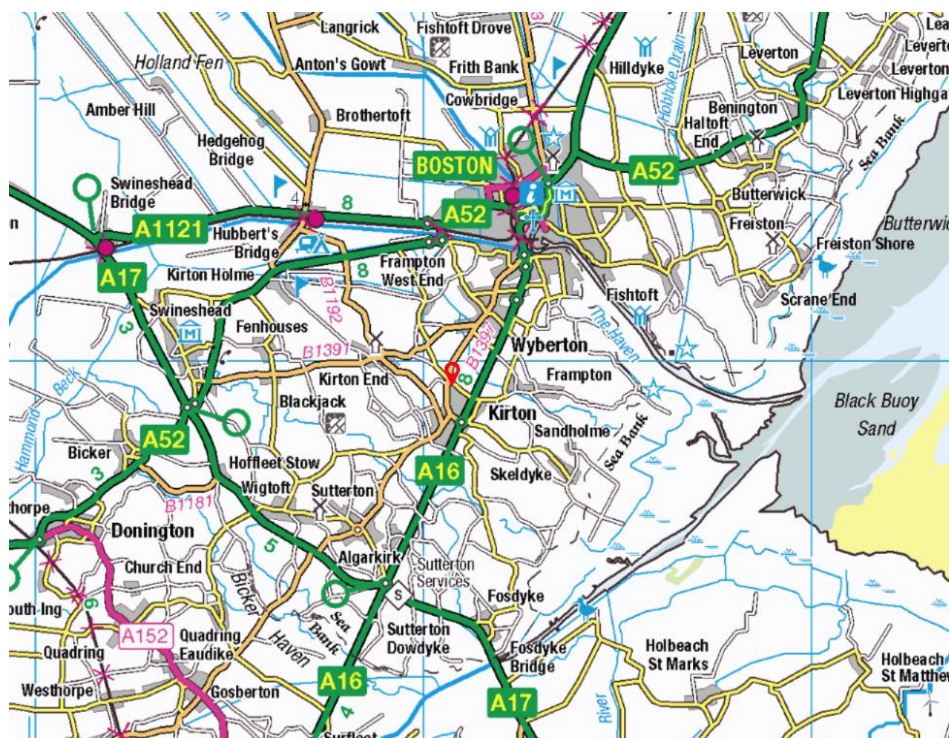
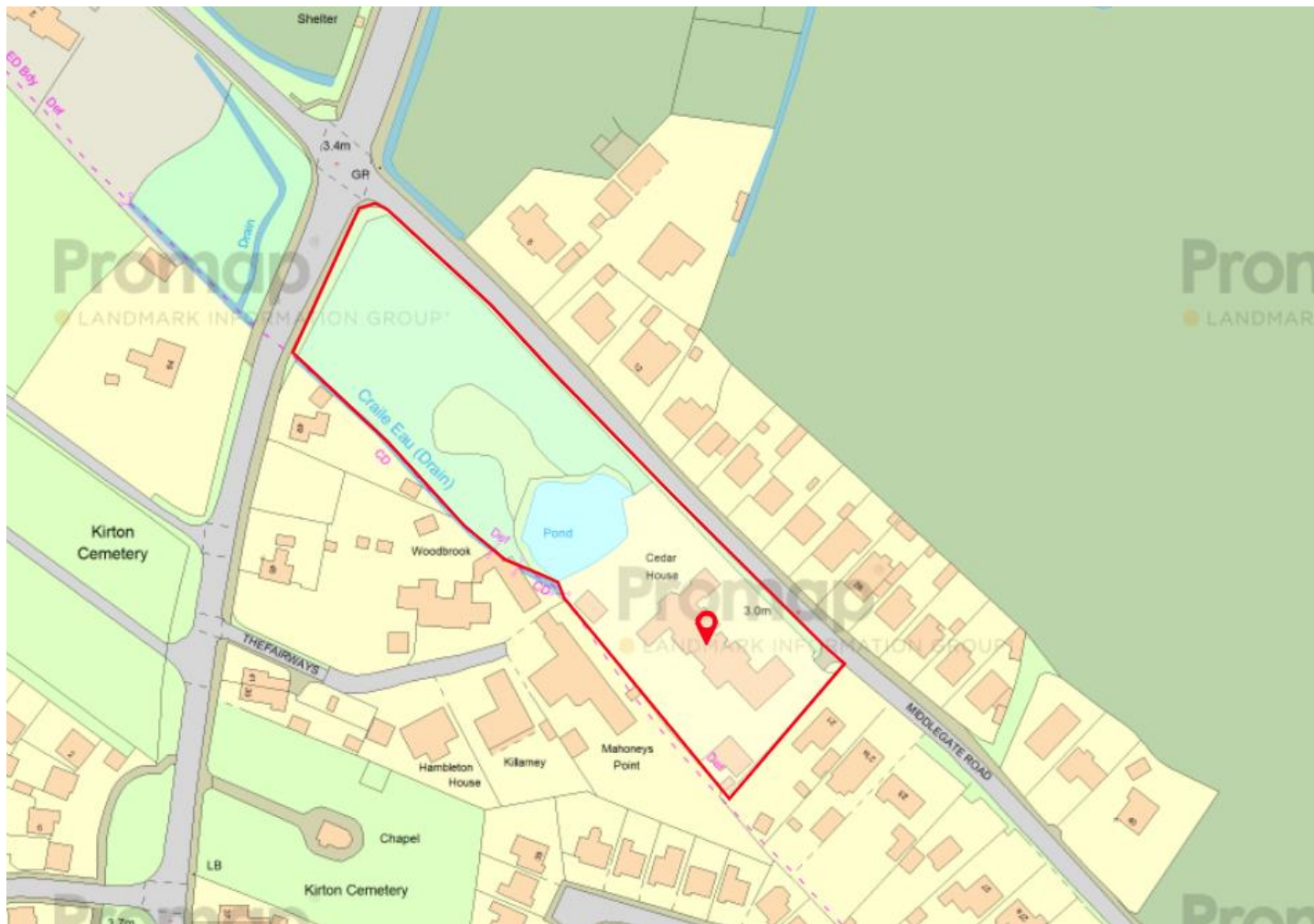
This paving expands into a formal area of statues and lined walking parades which is mainly set to lawn and is centred around a large cedar tree.

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Outgoings...

The property is rated at Council Tax Band G.

EPC...

The property has an Energy Performance Asset Rating C77. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.
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