



Bumblebee Barn, Main Street

Horsington, Woodhall Spa, LN10 5EX

£695,950

A stunning barn conversion finished to the highest standard, providing a spectacular spacious residence incorporating modern influences. The accommodation is over one level, and the well-proportioned and flexible living includes a superb open-plan kitchen, dining room, lounge, utility room, cloakroom/WC, four double bedrooms, the principal bedroom having an en-suite and dressing room, family bathroom and a self-contained annex comprising of a kitchen/living space, double bedroom and en-suite shower room. Outside, there is an extensive gravel driveway, garage, store and workshop. There is a sheltered paved and gravelled courtyard with a southerly aspect looking over an extensive lawn area and field aspects to the side and rear.



Bumblebee Barn, Main Street, Horsington, Woodhall Spa, LN10 5EX



SERVICES

Mains electricity and water. Oil central heating. Drainage to Bio Unit.

EPC RATING – TBC

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Horsington is a small rural village located in the Lincolnshire countryside with a few amenities and services available, including a village pub. Horsington is approximately 4 miles from the outstanding Queen Elizabeth Grammar School in Horncastle and approx. 4 miles from the bustling, picturesque town of Woodhall Spa. The village and its surrounding areas offer a relaxed and tranquil environment, perfect for those seeking a getaway from the bustling city life.





ACCOMMODATION

HALL

With wood-effect flooring, spotlights and radiator.

BREAKFAST KITCHEN

22' 2" x 14' 2" (6.77m x 4.33m), fitted with a high quality range of wall and base units with quartz worktops over, integral dishwasher, fridge freezer, microwave, two electric ovens, warming drawer, induction hob, double Belfast sink with mixer tap over, central island unit with breakfast bar and down lights, cast-iron multi fuel stove, vaulted ceiling with beams and spotlights, three double glazed windows and radiator.

DINING ROOM

14' 2" x 10' 4" (4.33m x 3.17m), with double glazed picture window, feature exposed brick wall, vaulted ceiling with spotlights, double glazed door to the courtyard and radiator.

LOUNGE

20' 6" x 14' 7" (6.27m x 4.46m), with double glazed picture window, feature exposed brick wall, cast iron multi-fuel stove, vaulted ceiling with spotlights, wall lights, wood-effect flooring, double glazed French doors to the courtyard and radiator.

UTILITY ROOM

10' 1" x 4' 6" (3.09m x 1.38m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, space for a washing machine, airing cupboard, wood-effect flooring, double glazed window and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, part-tiled walls and spotlights.

MASTER BEDROOM

14' 2" x 14' 0" (4.33m x 4.28m), with double glazed picture window, double glazed door to the courtyard, wood-effect flooring, spotlights and radiator.

DRESSING ROOM

9' 9" x 7' 4" (2.98m x 2.25m), fitted with a range of wardrobes with mirror fronted doors, hanging space and shelving, wood-effect flooring and radiator.

EN-SUITE SHOWER ROOM

7' 4" x 6' 5" (2.25m x 1.96m), fitted three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, part-tiled walls, radiator and spotlights.

INNER HALLWAY

With double glazed picture window, wood-effect flooring, radiator and spotlights.

BEDROOM 2

15' 3" x 11' 9" (4.65m x 3.59m), with two double glazed windows, a range of fitted wardrobes, wood-effect flooring and radiator.





BEDROOM 3

11' 9" x 10' 4" (3.6m x 3.15 m), with double glazed window, a range of fitted wardrobes, wood-effect flooring and radiator.

BEDROOM 4

14' 1" x 10' 9" (4.31m x 3.28m), with double glazed French doors to the courtyard, a range of fitted wardrobes, wood-effect flooring and radiator.

BATHROOM

10' 1" x 5' 9" (3.09m x 1.76 m), fitted three piece suite comprising of P-shaped bath with rainfall shower over, close coupled WC and wash hand basin in a vanity unit, tiled walls, radiator, spotlights and double glazed window.



ANNEX

A self-contained one bedroom annex with Living Kitchen, Double Bedroom and En-Suite Shower Room.

LIVING KITCHEN

15' 4" x 14' 5" (4.68m x 4.41m), with double glazed picture window, double glazed door to the courtyard, cast iron multi-fuel stove, kitchen area with base units, stainless steel sink with side drainer and mixer tap over and laminate flooring.

BEDROOM

10' 11" x 10' 11" (3.35m x 3.33m), with double glazed French doors to the courtyard, electric radiator and airing cupboard.

EN-SUITE SHOWER ROOM

Fitted three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, medicine cabinet and double glazed window.



GARAGE

16' 2 (max)" x 16' 0 (max)" (4.93m x 4.88m), an L-shaped garage with up and over door to the front aspect, rear personal door, light and power.

STORE

8' 9" x 8' 4" (2.67m x 2.55 m), with up and over door, light and power.

WORKSHOP

10' 9" x 5' 5" (3.28m x 1.66 m)

OUTSIDE

Outside there is a gated gravelled driveway providing ample off-street parking and a further side gravelled driveway giving access to the Garage, Workshop and Store. There is also a sunny courtyard with patio seating area, gravelled area, shrubs and a large lawned garden with spectacular open field views.

Note – There is an option to buy additional land (approx. 2 Acres) subject to separate negotiation.





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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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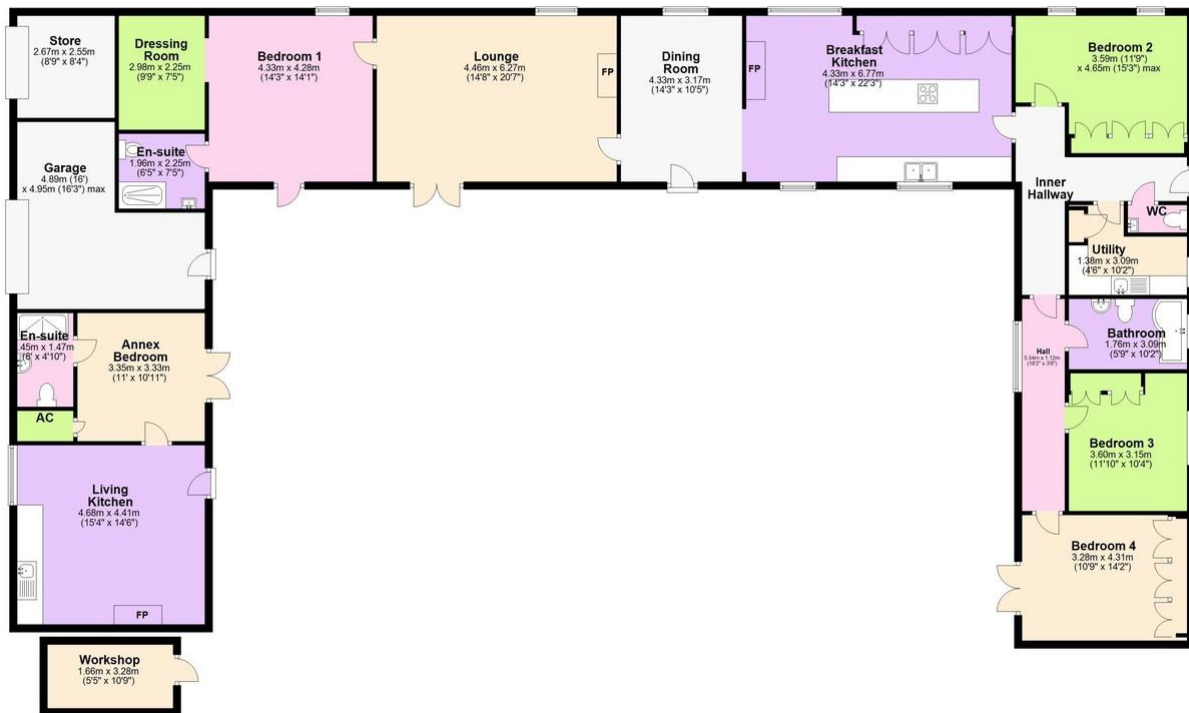
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Ground Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.