



The Barn, Sloothby, Alford, LN13 9NS



Freehold

Offers in excess of £550,000



Key Features

- Unique detached four bedroom house
- Family/cinema room & garden room
- Lounge, study, dining kitchen & utility
- Two cloakrooms, two en-suites & bathroom
- Driveway & double garage
- Enclosed rear garden with summerhouse
- Plot approx. 0.24 acre (STS)
- Open views to front & rear
- EPC rating C



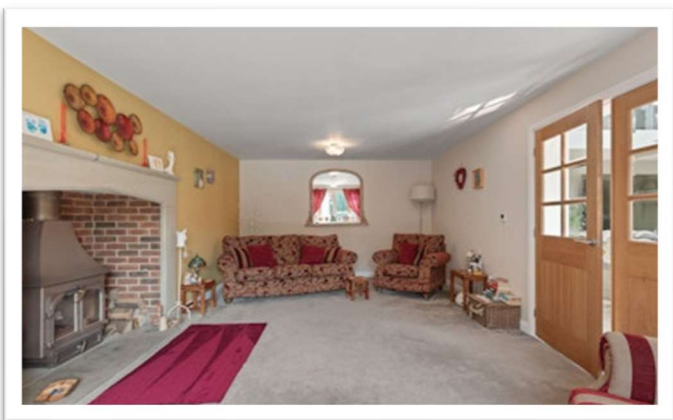


A unique detached house on a good sized plot, set in the picturesque village of Sloothby and having far reaching open views to the front & rear. Immaculately presented and having over 3,600 square feet of spacious & flexible accommodation comprising: reception hall, cloakroom, study, family/cinema room, garden room with bi-fold doors to rear garden, lounge with wood burner, dining kitchen with granite work surfaces & range style cooker and utility with cloakroom off to ground floor. Galleried landing overlooking the lounge/garden room, master bedroom with dressing room & en-suite, bedroom two with dressing room, en-suite & sitting room/snug, two further double bedrooms and family bathroom with separate shower to first floor.



Outside the property has ample off-road parking to the front, a double garage and an enclosed landscaped rear garden with an extensive block paved patio and a bespoke summerhouse with hot tub ideal for outside entertaining.

The property benefits from oil fired central heating with underfloor heating to the ground floor and radiators to the first floor. The property is double glazed and has high speed broadband connection.



Sloothby is a small hamlet close to the Lincolnshire Wolds which is designated an area of Outstanding Natural Beauty. There is easy access to the Market town of Alford which is around six miles away and offers a wide range of amenities with primary & secondary schools including Queen Elizabeth's Grammar School which is one of the top ranking Grammar schools in Lincolnshire.





ACCOMMODATION

Part glazed front entrance door through to the:

RECEPTION HALL

4.6m x 2.11m (15'1" x 6'11")

Having tiled floor with underfloor heating and staircase rising to first floor.

CLOAKROOM

Having tiled floor with underfloor heating, close coupled WC and hand basin with tiled splashback.

STUDY

3m x 2.84m (9'10" x 9'4")

Having window to front elevation, tiled floor with underfloor heating and airing cupboard housing double size hot water cylinder, underfloor heating controls and coat hooks.

FAMILY/CINEMA ROOM

5.89m x 4.42m (19'4" x 14'6")

Having two feature arched windows with fitted shutters to front elevation, inset ceiling spotlights, tiled floor with underfloor heating and brick-built-bar area. (The bar equipment, fridge/chiller, glitterball, coloured lighting, cinema screen, projector & amplifier are available by separate negotiation)

GARDEN ROOM

7.04m x 3.81m (23'1" x 12'6")

Having bi-fold doors to rear elevation, vaulted ceiling inset spotlights & roof windows and tiled floor with underfloor heating.

LOUNGE

5.87m x 5.59m (19'4" x 18'4")

Having window to rear elevation, underfloor heating and fireplace with flagstone hearth and feature wood burner.



DINING KITCHEN

8.99m x 4.27m (29'6" x 14'0")

Having windows to both side elevations, double doors to rear elevation, inset ceiling spotlights and tiled floor with underfloor heating. Fitted with a range of units with granite work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, integrated dishwasher, cupboards & drawers under. Work surface return with inset range style electric cooker, cupboards under, cupboards & extractor over. Further work surface forming breakfast bar to one side with cupboards under. Range of tall units with american style fridge/freezer (available by separate negotiation).

UTILITY

4.39m x 3.17m (14'5" x 10'5")

(max) Having windows & part glazed door to side elevation, tiled floor with underfloor heating, extractor, built-in cupboard, door to garage, work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under. Further work surface with inset stainless steel sink with drainer & mixer tap, cupboards under. Cloakroom off with low level WC.



GALLERIED FIRST FLOOR LANDING

With a seating area which overlooks the garden room. Having inset ceiling spotlights and built-in linen cupboard with radiator and shelving.

MASTER BEDROOM

3.81m x 4.11m (12'6" x 13'6")

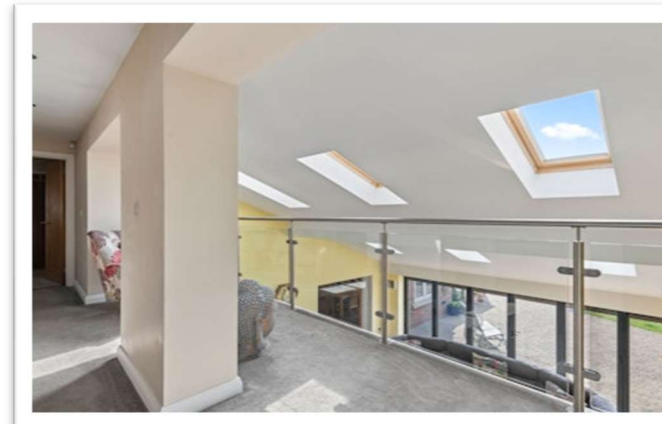
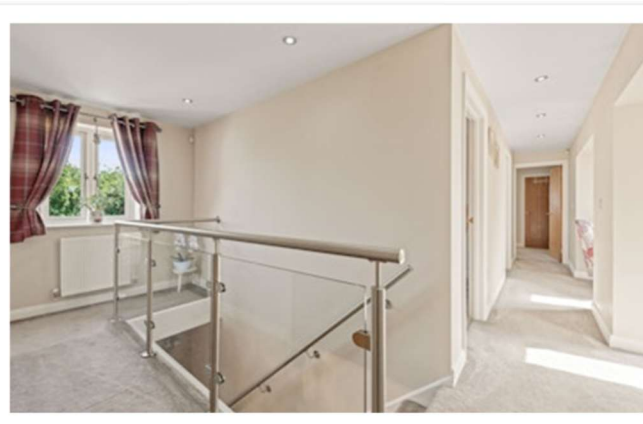
(max) Having window to rear elevation and radiator.

DRESSING ROOM

Having radiator.

EN-SUITE

Having inset ceiling spotlights, heated towel rail, tiled walls, shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin with mixer tap.



BEDROOM TWO

4.37m x 3.89m (14'4" x 12'10")

(max) Having window to side elevation, inset ceiling spotlights, radiator and built-in cupboard. Opening to the:

DRESSING ROOM

4.65m x 2.51m (15'4" x 8'2")

Having roof window, radiator and store room off.

SITTING ROOM/SNUG

6.81m x 2.9m (22'4" x 9'6")

(max) Having roof window and inset ceiling spotlights.

EN-SUITE

Having inset ceiling spotlights, chrome heated towel rail, tiled walls, shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin with mixer tap.

BEDROOM THREE

3.43m x 2.82m (11'4" x 9'4")

Having window to front elevation and radiator.

BEDROOM FOUR

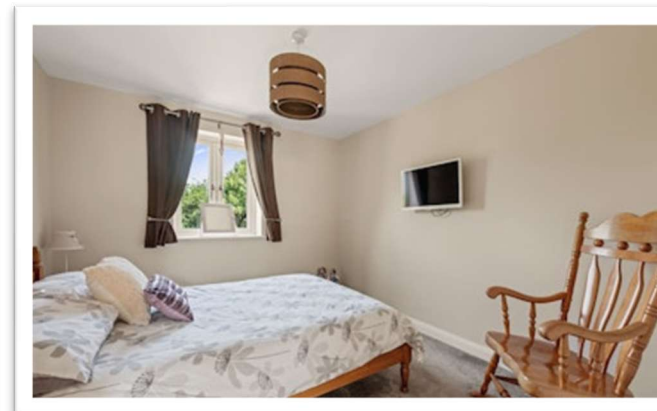
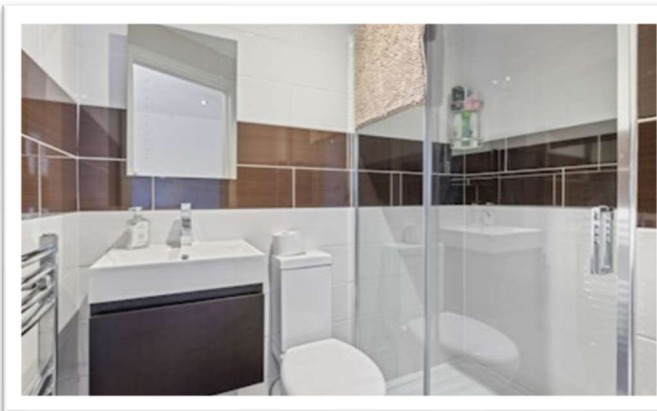
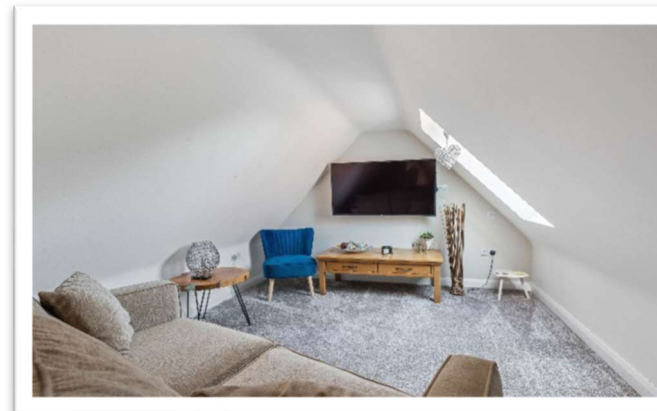
3.4m x 2.24m (11'2" x 7'4")

Having window to front elevation, radiator and access to roof space.

FAMILY BATHROOM

3.35m x 1.96m (11'0" x 6'5")

Having window to side elevation, inset ceiling spotlights, chrome heated towel rail and tiled walls. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin with mixer tap.



EXTERIOR

To the front of the property there is a large block paved area which provides ample off-road parking & hardstanding leading to the:

DOUBLE GARAGE

7.19m x 4.83m (23'7" x 15'10")

Having two electric remote controlled up-and-over doors, service door to side, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a part covered block paved patio area.

SUMMERHOUSE

Timber built and open fronted with decked flooring and six seater hot tub.

THE PLOT

The property occupies a plot of approximately 0.24 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler serving radiators & underfloor heating and the property is double glazed. Drainage is to a fully compliant Klargester bio filter system. The current council tax is band E.

The property also benefits from a Kingspan eco friendly rainwater harvesting/recycling system which the current owner has disconnected for personal reasons but the agents understand could be re-connected easily if required.

We understand that the property has fibre broadband available for high speed internet access which is beneficial for buyers wishing to work from home.

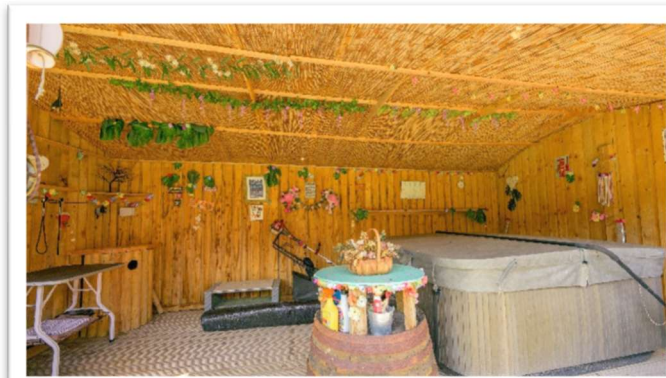
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan



 **NEWTONFALLOWELL**

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