



Gainsborough Road, Winthorpe





Asking Price £495,000



## Key Features

- Detached Victorian Stable Conversion
- Grade II Listed\*
- Three Double Bedrooms
- Ensuite, Bathroom & W/C
- Quality Kitchen & Utility Room
- Three Superb Reception Rooms
- Large Detached Garage/Workshop
- Council Tax Band: E
- EPC Rating: D
- Tenure: Freehold





Beautifully positioned within the conservation area of Winthorpe, 'Stable Cottage' is a delightful detached Victorian stable conversion, formally belonging to Winthorpe Hall, offering versatile accommodation to suit a variety of needs and boasting a wonderful array of character but contemporary features. This home benefits hugely from its beautiful rear garden, LARGE DETACHED GARAGE/WORKSHOP (over 30ft long) and ample off-street parking. The property's accommodation comprises: L-shaped entrance hallway, W/C, useful utility room which houses the central heating boiler and provides good storage facilities, dual aspect lounge with a feature multi fuel burning stove and bi-folding doors opening to the rear garden, marvellous sun room with vaulted ceiling, generous dining room with stairs rising to the first floor, superb breakfast kitchen with central island, twin Belfast sinks, an electric oven, a microwave/grill and electric hob. The ground floor is completed with two dual aspect double bedrooms, one of which having a gorgeous ensuite shower room. The first floor benefits from a further dual aspect double bedroom and a magnificent four-piece bathroom suite which includes a feature free standing double ended bath and walk in shower.

Outside, this charming home occupies a deceptively generous plot. To the frontage there is an open plan block paved driveway providing ample off road car standing for at least two vehicles, with a gravel driveway which has a right of way access granted to the neighbouring property and allows access to a further concrete car standing area providing further parking and the LARGE brick built detached garage/workshop, which has power and light connected with a useful loft space for storage. Subject to the relevant planning permissions this could be converted to provide independent annex accommodation.

The rear garden is enclosed and has the original walled frontage to Gainsborough Road, there are good sized lawned areas with attractive flower and shrub borders, and the delightful feature of the original cart shed brick arches remain from a former building on the site. A paved patio terrace provides a great entertaining space and there are gravelled paths, and a paved path leads around to the side of the house allowing access to the garage. There is also a useful brick garden store attached to the property. Other features include gas central heating and wooden double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall 12'0" x 9'9" (3.7m x 3m)  
L-shaped, maximum measurements  
Ground Floor WC 5'11" x 3'2" (1.8m x 1m)  
Lounge 22'0" x 12'9" (6.7m x 3.9m)  
Dining Room 15'3" x 12'11" (4.6m x 3.9m)  
Sun Room 21'10" x 9'4" (6.7m x 2.8m)  
maximum measurements  
Kitchen 14'1" x 12'7" (4.3m x 3.8m)

Utility Room 8'9" x 5'10" (2.7m x 1.8m)  
Bedroom Two 12'0" x 10'7" (3.7m x 3.2m)  
maximum measurements  
Ensuite Shower Room 9'9" x 8'10" (3m x 2.7m)  
Bedroom Three 14'6" x 13'0" (4.4m x 4m)  
First Floor Landing  
Bedroom One 15'0" x 13'1" (4.6m x 4m)  
maximum measurements  
Bathroom 13'0" x 10'8" (4m x 3.3m)  
maximum measurements  
Outbuildings:  
Garage/Workshop 31'6" x 13'1" (9.6m x 4m)  
Garden Store 9'9" x 7'0" (3m x 2.1m)

#### Agent's Note - Listed Building

The property is a Grade II listed building, formally belonging to Winthorpe Hall.

#### Agent's Note - Windows

The property has wooden double-glazed windows.

#### Agent's Note - Access

The property has a shared driveway access with the neighbouring property.

#### Services

Mains gas, electricity, water and drainage are connected.

#### Agent's Note - Sales Particulars

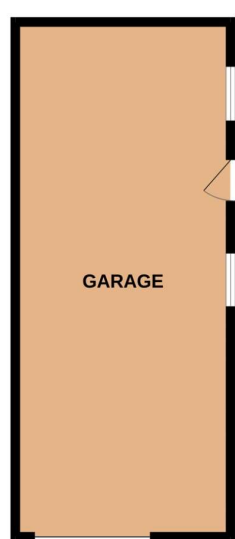
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Referrals

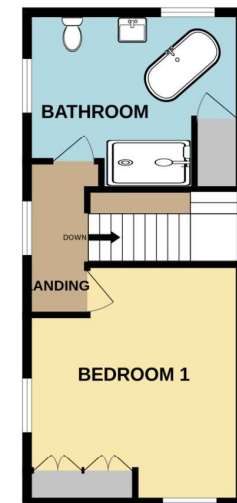
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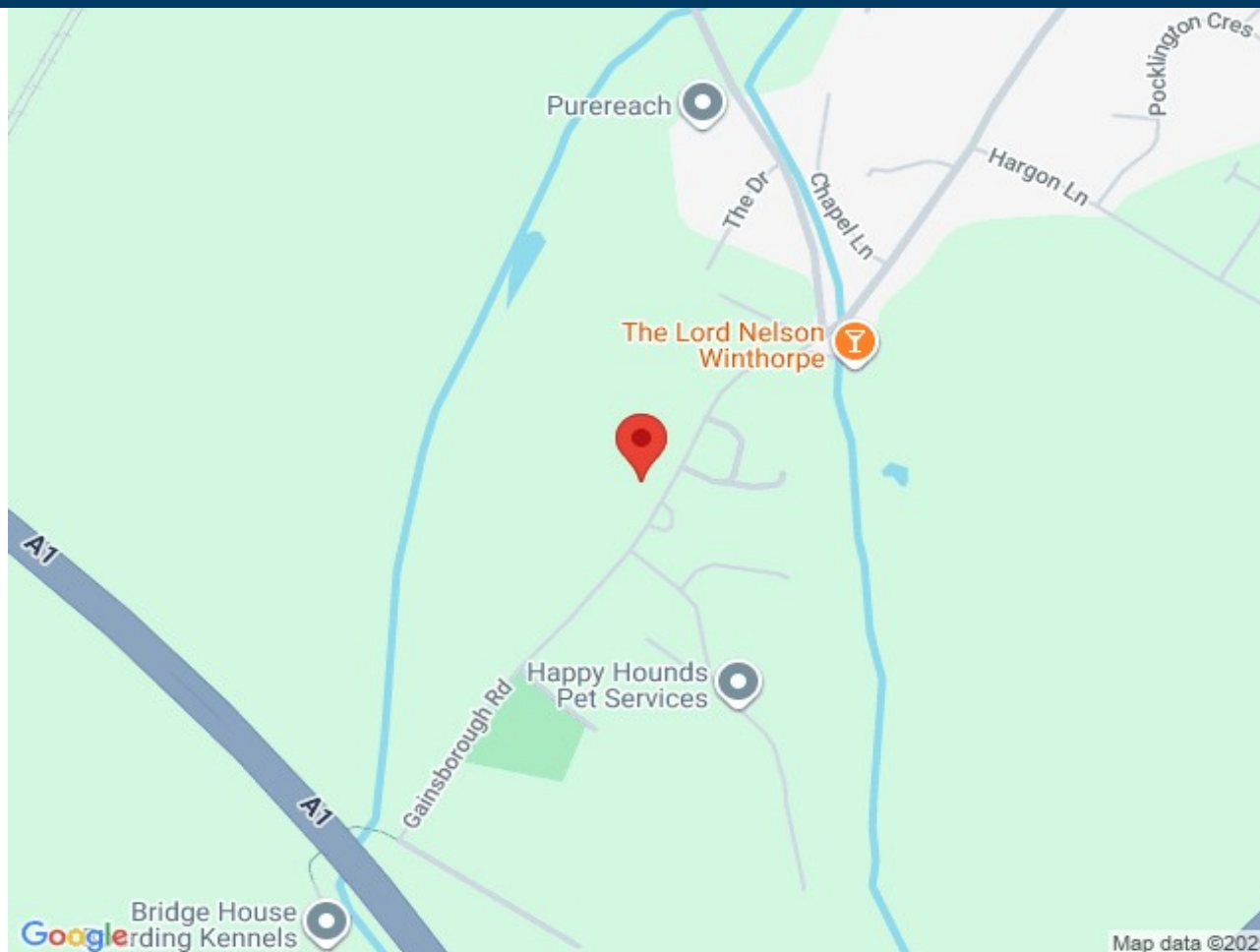
GARAGE



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

