



The Coach House, South Farm,
Thurlby



The Coach House

A unique opportunity to acquire a well appointed barn conversion within grounds extending to circa 2.89 acres (STS), with open countryside views.

- Set in approximately 2.89 acres (STS)
 - Barn Conversion
 - Three double bedrooms
 - Ensuite
 - Open countryside views
 - Kitchen diner
 - Popular village location



MOUNT & MINSTER

INTRODUCTION

The Coach House forms part of the South Farm development, constructed by local builders Tennington Homes Ltd, this well-appointed barn conversion briefly comprises of entrance lobby with cloakroom/utility, dining kitchen and living room to the ground floor with bifold doors opening out onto the patio and garden to the southern elevation an ideal space for alfresco dining and enjoying the open countryside views beyond. To the first floor there is the master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Outside the property enjoys views over the adjacent countryside with grounds extending to circa 2.89 acres (STS). The grounds include a formal wrap around garden primarily laid to lawn with planted beds and patio, along with two grass paddocks extending to the River Witham on the eastern boundary. There is also a car port and parking facilities.

LOCATION

Thurlby is a village located approximately 9 miles south west to the City of Lincoln and 9 miles north east of the market town of Newark. The village of Basingham is approximately 1.6 miles away and is a popular Lincolnshire village benefiting from two public houses, a primary school, a post office, doctors surgery and a village shop. Basingham benefits from an active community with many clubs and activities arranged for children and adults. Excellent transport links to London are available via train from either the nearby City of Lincoln or the historic market town of Newark-On-Trent. Nearby airports include East Midlands and Humberside. The A1 trunk road is within commuting distance.

DIRECTIONS

Proceed out of Lincoln on the A46 towards Newark. Take the left turning towards Haddington and continue along this road onto Moor Lane. At the right hand bend turn left onto a private road that leads to the development.

OUTSIDE

A shared driveway provides access from Moor Lane to the South Farm development. There is a driveway to the front of the property leading to the car port, to the rear of the car port there is a store.

The gardens are primarily to the rear of the property (South and East elevations) and include lawned and paved areas with a selection of flower borders and shrubs, enclosed by post and rail fencing. The driveway continues to a parking area which serves the development where further allocated parking is available which includes a visitor's space.

The property has the additional benefit of being located on grounds extending approximately 2.89 acres (STS) including the formal gardens and a portion of the shared driveway and parking area. There are two Paddocks located to the east of the property that are grassed and enclosed by fencing. The Eastern boundary abuts the River Witham.

Entrance Lobby

6'10" x 6'4" (2.10m x 1.94m)

Wooden flooring, radiator, built in storage cupboard.

Utility/Cloakroom

3'4" x 7'10" (1.04m x 2.41m)

Tiled flooring, uPVC double glazed window to front, wall mounted radiator, sink in vanity, unit low level WC, wooden work surface with space and plumbing plumbing for washing machine underneath, ceiling light.





Dining Kitchen

23'7" x 19'7" (7.20m x 5.98m)

Wooden flooring, extensive range of wall and base units with granite work surfaces over, inset sink with mixer tap, Belling range cooker, integrated fridge freezer, dishwasher, extractor hood, recessed ceiling lights, island units with breakfast bar, exposed beamwork, understairs storage cupboard, uPVC double glazed window and French doors to rear and uPVC double glazed window to front.

Living Room

23'6" x 22'10" (7.18m x 6.96m)

Carpet, exposed beamwork, two radiators, Bifold doors to the Southern elevation, uPVC French doors and uPVC double glazed windows to the rear, ceiling light.

Inner Lobby

Carpet, stairs rising to first floor landing.

First Floor Landing

Carpet, radiator, ceiling light, storage cupboard.

Master Bedroom

17'10" x 19'3" including en-suite (5.45m x 5.89m including en-suite)

Pitched ceiling, recessed ceiling lights, carpet, radiator, glass balustrade with uPVC double glazed window continuing from the living room below providing stunning open views of adjacent countryside beyond, built in wardrobes, radiator.

En Suite Shower room

3'10" x 11'10" (1.18m x 3.63m)

Tiled flooring, low level WC, sink in vanity unit, velux window, wall mounted heated towel rail, shower cubicle fully tiled with mains shower, extractor, ceiling light, tiled splashbacks.

Bedroom Two

11'7" x 17'10" (3.54m x 5.45m)

Carpet, velux windows to front and rear, ceiling light, radiator, access to loft space.

Bedroom Three

12'6" x 25'7" (3.83m x 7.81m)

Carpet, velux windows to rear window and front, two radiators, access to loft space, ceiling light.

Family bathroom

11'4" x 7'4" (3.46m x 2.25m)

Tiled flooring, sink in vanity unit, velux window, fully tiled shower shower cubicle with mains shower, bath with hand shower attachment, low level WC, airing cupboard housing hot water cylinder, extractor, ceiling light, wall mounted heated towel rail.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: D

North Kesteven District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: C

SERVICES

All mains services available. Gas central heating.



VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of March 2024.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER IDENTITY CHECKS

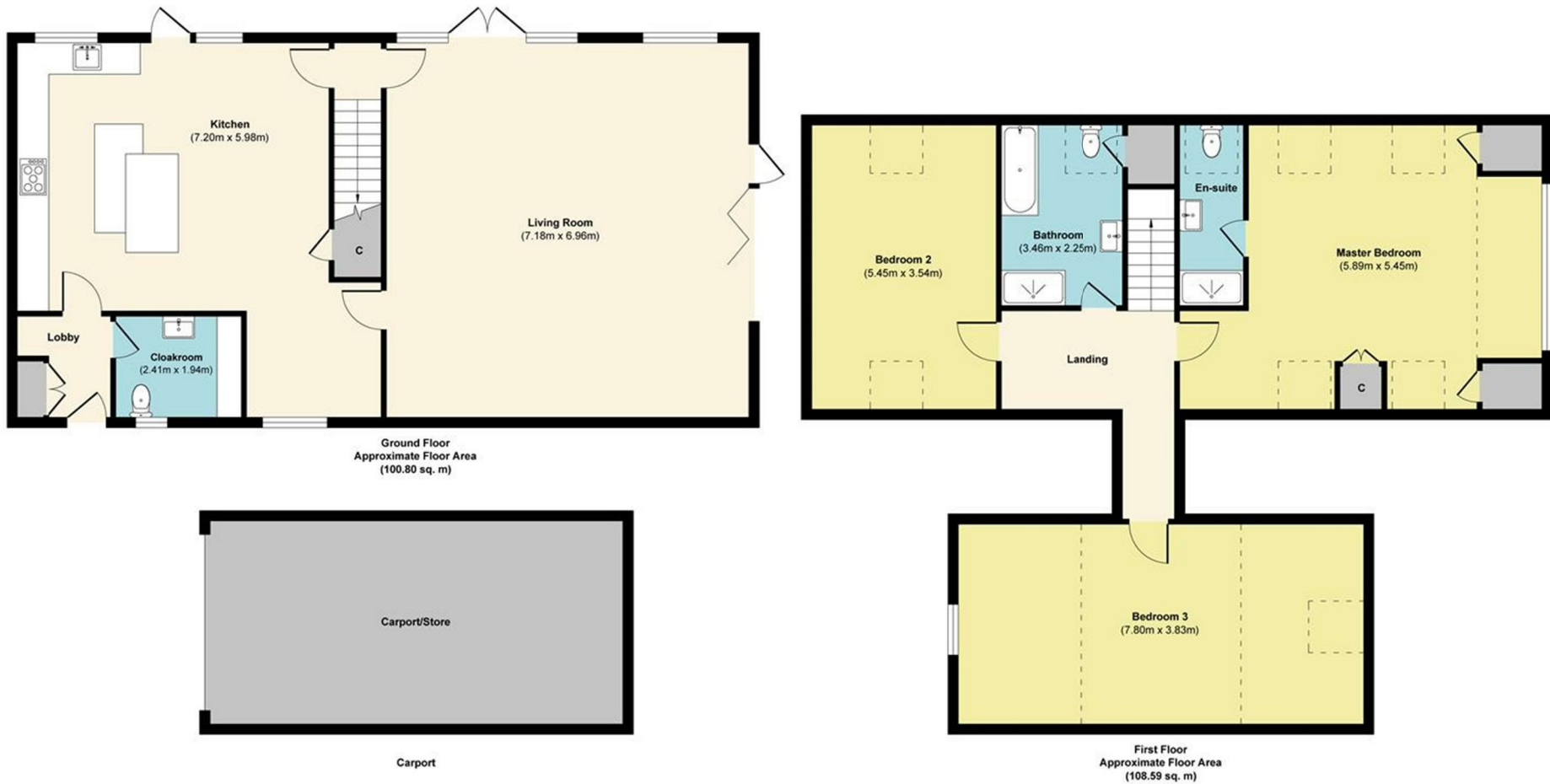
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

SPECIAL NOTICE

The vendor advises that the owner of the property is responsible for an apportionment of the maintenance of the shared access road and parking area. The property has the benefit of the remainder of the Builders Warranty.



The Coach House



Approx. Gross Internal Floor Area 209.39 sq. m (Excluding Carport)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

