

Primrose House, 10 The Fairways

Torksey



MOUNT & MINSTER



Primrose House

Torksey

INTRODUCTION

A unique opportunity to acquire a stunning residence situated in the exclusive gated development consisting of just twelve properties. The house sits on a plot of approximately 1 acre (STS), and has been meticulously designed and curated by the current vendors to create a truly unique offering. The luxurious well considered accommodation is spread across three floors, and benefits from underfloor heating throughout the entire property, with the highest quality finishes throughout including bespoke built in cabinetry, wooden paneling, solid oak parquet flooring, and silk wall linings.

The property benefits from a ground source heat pump, underfloor heating system throughout with concrete floors on all levels, high spec double glazing in hardwood windows, monitored intruder alarm, fire and smoke detection system, rain water reclamation pumped from underground storage tanks, centralised vacuum cleaning system with convenient connection points, CAT5 wiring and high speed fibre to property broadband.

To the ground floor the property briefly comprises, an impressive entrance hall providing access to the downstairs WC, stunning living room with a marble fireplace with working fire. Library, study, and dining room. The kitchen and pantry are designed by Clive Christian with granite work surfaces over, with integrated Miele appliances including, oven, hob, steamer, microwave, along with a Fisher and Paykel dishwasher, American fridge freezer, electric AGA and Quooker tap. A delightful orangery accessed off the kitchen offers a wonderful entertaining space with direct access to the garden, and benefits from roof lanterns which flood the room with light, this then leads to a boot room which concludes the ground floor.

To the first floor a stunning galleried landing provides access to an impressive opulent master suite, with silk wall linings, bespoke cabinetry, his and hers dressing rooms and en-suites. There are two further generous bedrooms with en-suites, along with a purposes built laundry room with a range of bespoke units and appliances including an integrated washing machine and dryer.

To the second floor there are two further bedrooms and bathroom, with access to the balcony where you can sit and enjoy the stunning garden views and golf course beyond.

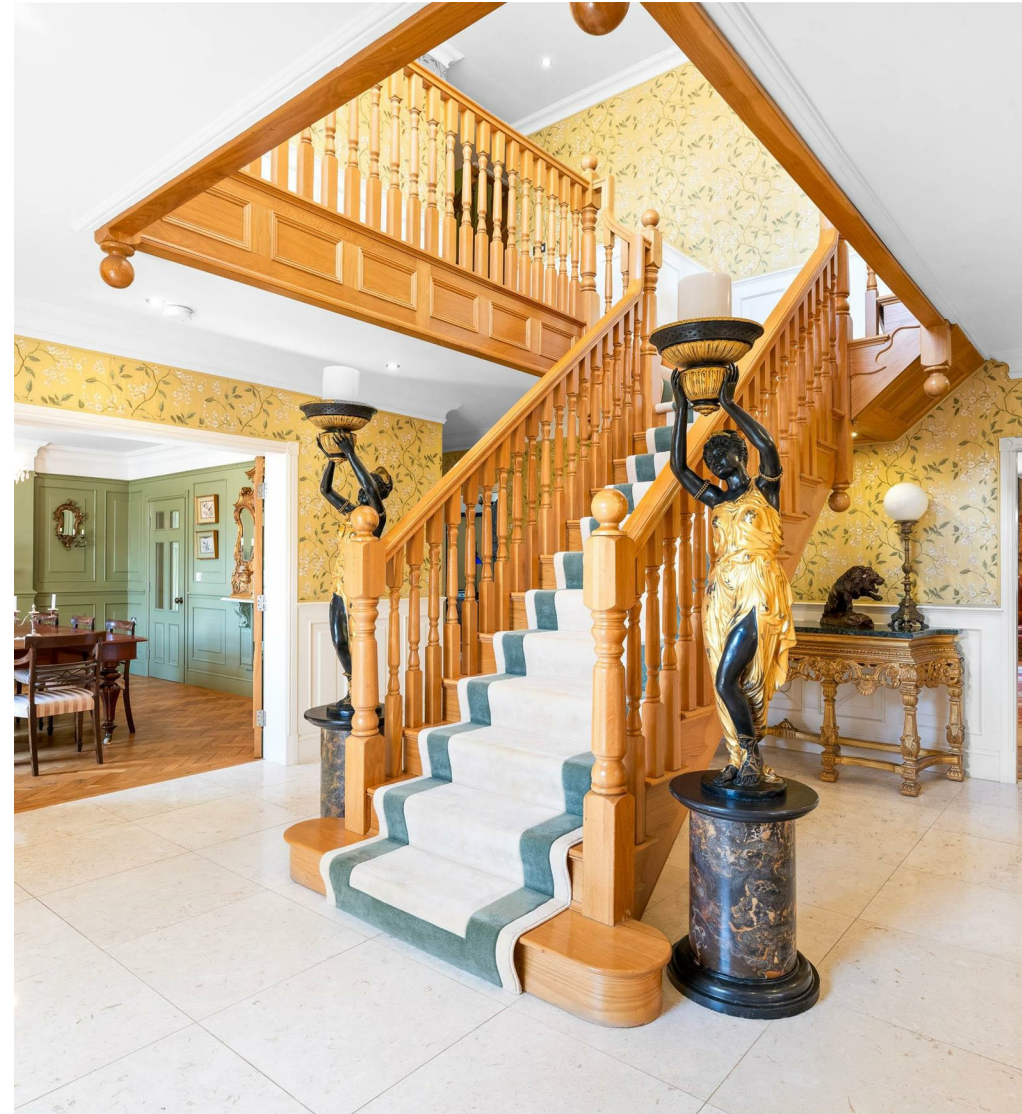
OUTSIDE

Outside the property is approached via private gated access, leading to a gravelled driveway and turning circle with fountain. The front garden is primarily laid to lawn with mature planted beds.

The triple bay garage block has three phase power and light with electric doors, giving additional parking and storage space if required. It houses the central vacuum system and ground source heat exchangers. Above the garage there is a large games room providing the ultimate entertaining space with a Bose sound system and Cat 5 wiring, along with a kitchen and bathroom, making this a flexible living space for a self-contained annexe if required.

To the rear the garden has been designed and landscaped by the current vendors to create a stunning oasis with several individually designed smaller gardens within, including a formal lavender parterre, an Italian garden along with an orchard and vegetable garden.

The main garden is primarily laid to lawn with mature planted beds, along with a wrap around patio that can be accessed via the orangery, living room and study. The patio leads to a purpose built gazebo with power and light making this a stunning space to entertain and enjoy alfresco dining. The garden further benefits from a summer house with double glazing, garden shed, greenhouse along with strategic lighting and a gate providing access directly onto hole 15 at Lincoln Golf Club.



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LOCATION

The Fairways is set in a fabulous area of countryside between the village of Torksey and the Lincoln Golf Club.

The village of Torksey offers the well renowned Lincoln Golf Club, many countryside walks and a wealth of historical heritage to explore and the nearby villages of Laughterton and Saxilby offer village shops and amenities.

Road and rail links are excellent, with the A1 approximately 15 minutes away and a rail link to London is also available at Newark.

For a wider range of amenities, the beautiful cathedral City of Lincoln which has a wealth of high street shops, boutiques, and historical sights not limited to the fantastic cathedral and castle. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants and is approximately 12 miles away.

SCHOOLS

Saxilby C of E Primary School is a short drive and has a Good Ofsted report, so too the Fleur de Lys Nursery and Pre-School and Sunflower Smile Childcare. The village of Odder, near Saxilby, has a preparatory school for children aged 2-11 years, Burton Hawthow.

There is a wide choice of secondary schools in the region with many in Lincoln such as The Priory Academy LSST, 8 miles away rated Outstanding by Ofsted, as well as the highly regarded Lincoln Minster independent Schools (Prep and Senior) situated in the centre. Along with the Queen Elizabeth High School in Gainsborough which is close by and has just achieved 3rd best Co-Ed status in the East Midlands.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: H
West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: D

SERVICES

Mains water, electricity and drainage. Fiber to property.

VIEWINGS

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

PARTICULARS

Drafted following clients' instructions of July 2024.

ADDITIONAL INFORMATION

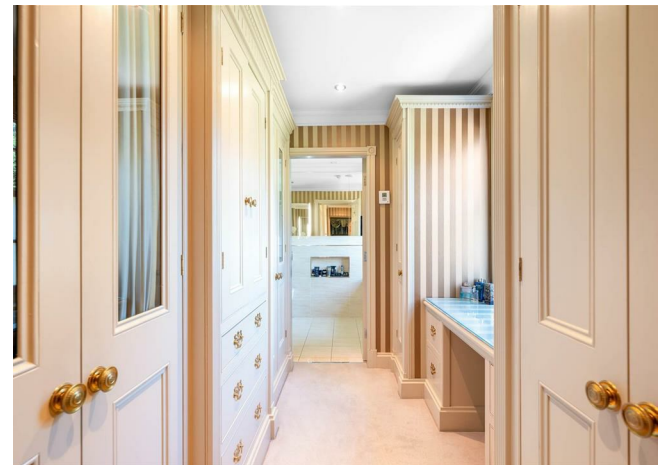
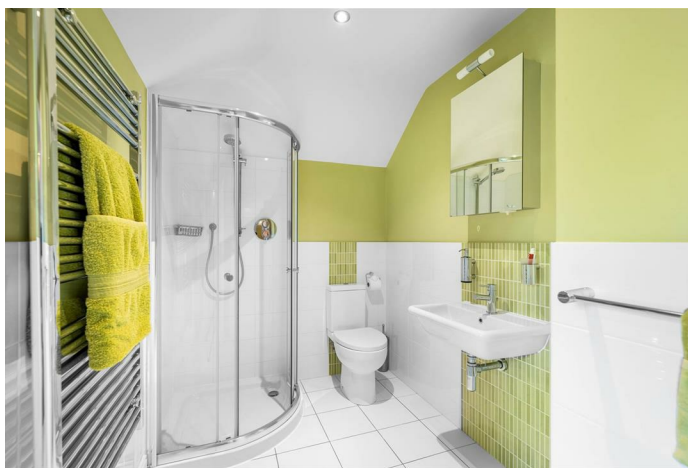
Management company - £50.00 a month management fee for communal areas
For further details, please contact Ellen Norris at Mount & Minster:
T: 01522 716204
E: Ellen@mountandminster.co.uk

BUYER INDENTITY 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.







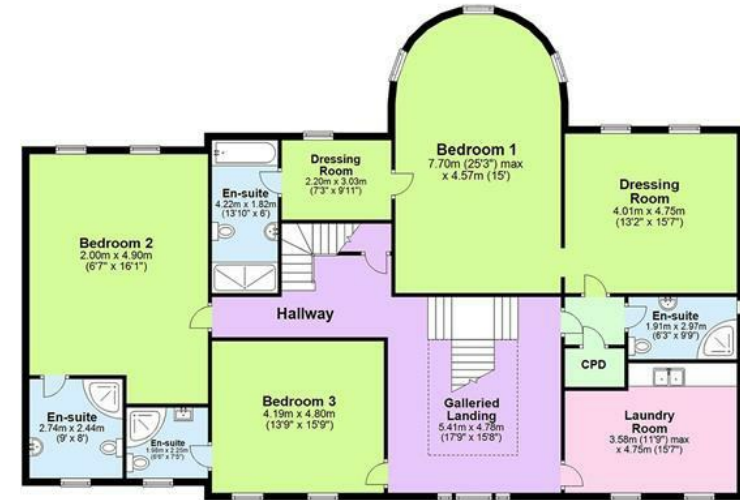
Ground Floor

Main Area: approx. 293.6 sq. metres (3160.1 sq. feet)
Plus Garage, approx. 72.2 sq. metres (776.8 sq. feet)



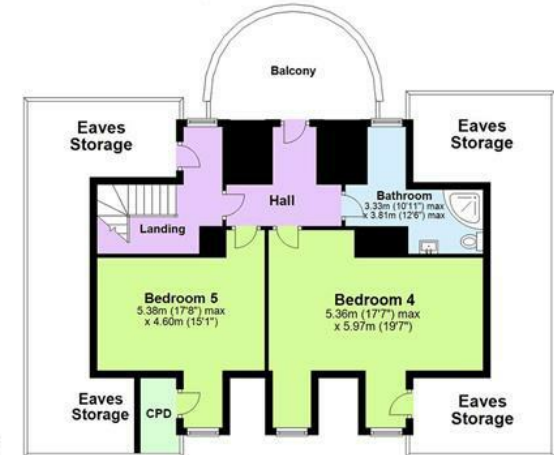
First Floor

Main Area: approx. 291.9 sq. metres (3141.9 sq. feet)



Second Floor

Main Area: approx. 64.4 sq. metres (692.8 sq. feet)
Plus Roof Terrace, approx. 16.3 sq. metres (175.0 sq. feet)
Plus Eaves Storage, approx. 55.9 sq. metres (602.1 sq. feet)



Main Area: Approx. 649.8 sq. metres (6994.7 sq. feet)
Plus Garage, approx. 72.2 sq. metres (776.8 sq. feet)
Plus Roof Terrace, approx. 16.3 sq. metres (175.0 sq. feet)
Plus Eaves Storage, approx. 55.9 sq. metres (602.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS & APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Atton Place, 32 Eastgate, Lincoln, LN2 1QA
Tel: 01522 716 204
Email: info@mountandminster.co.uk

