



M A S O N S
EST. 1850

HIGHFIELD
BURGH-ON-BAIN LN8 6JZ

HIGHFIELD, MILL LANE, BURGH-ON-BAIN, MARKET RASEN, LINCOLNSHIRE, LN8 6JZ

An individual and beautifully presented detached family house with large front and rear gardens, long driveway and immaculate 4/5-bedroom accommodation to include family bathroom, ensuite shower room, a superb living/dining fitted kitchen with complementary utility and ground floor bedroom 5 or home office. The property enjoys an elevated position in a popular Wolds village between Louth and Market Rasen.



Directions

Proceed out of Louth along Westgate and continue to the roundabout on the outskirts. Take the second exit and after a short distance, at the fork in the road bear left along the A157. Follow the road for around 6 miles to the village of Burgh-on-Bain and on arriving at the village, take the first left turn into Mill Lane. Proceed for just a short distance and then Highfield will be found on the right.



ABOUT HIGHFIELD

Standing well back from the lane with a long driveway approach, Highfield dates back to around 1995. The house has brick-faced cavity walls beneath a pitched and hipped timber roof structure covered in concrete tiles with matching roof over the side single storey wing which now provides a ground floor versatile bedroom/home office and a garage. The main house is of full two-storey height, but the roof has two feature gables on the front elevation.

The windows are uPVC double glazed with a cream-coloured finish and the soffits and fascia boards are also uPVC for easy maintenance. Heating is by an oil central heating system and the boiler is serviced annually. In addition, there is a woodburning stove in the lounge. Both the seating area of the kitchen and the lounge have timber framed double-glazed French doors onto an impressive spacious rear patio extending across the rear of the house and perfectly orientated for afternoon and evening sun.

The accommodation is well arranged and decorated in neutral contemporary colours with solid oak and ceramic tiling to the ground floor living rooms. The windows on the front and rear elevations take advantage of some lovely views across the grounds and at the front, through the trees toward the Wolds countryside beyond. The stone-built village church is just a few yards away with a large clock to the tower.



ACCOMMODATION

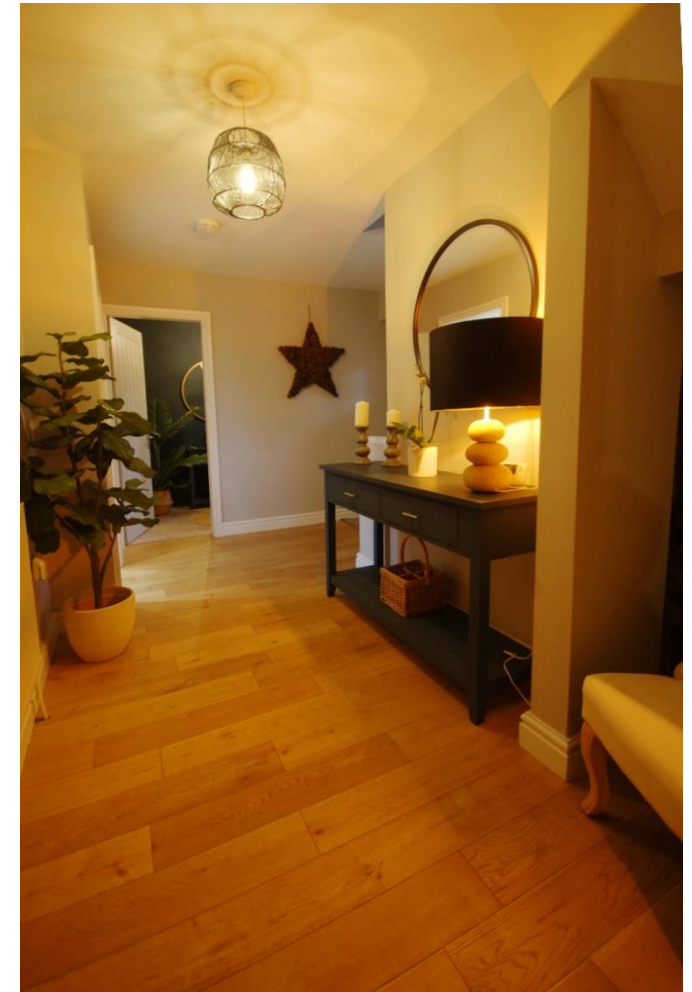
(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor - Main Front Entrance

With a wide veranda-porch having mono-pitch slate roof on a timber pillared frame, and porch light over a panelled front door with leaded centre windowpane to the:

Entrance Hall

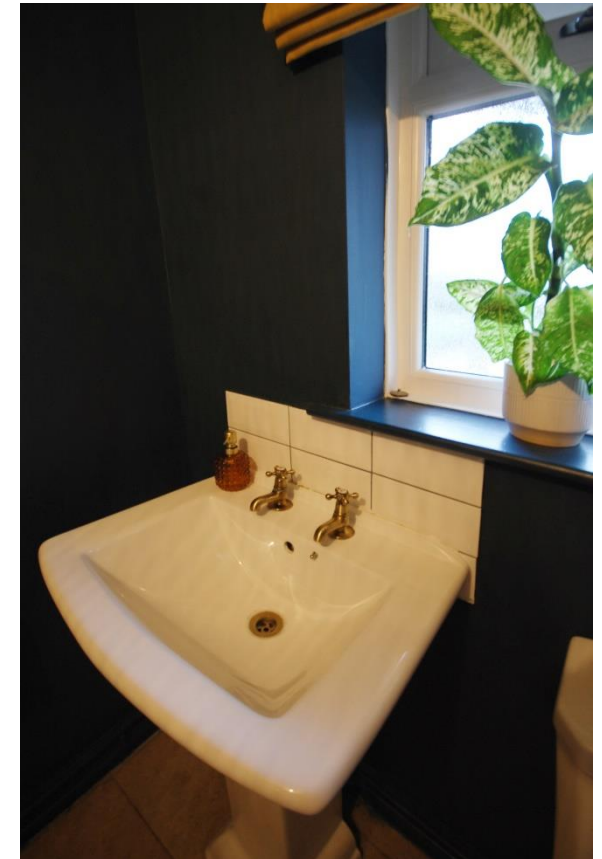
An excellent size with a quality solid oak floor, radiator, mains smoke alarm and an opening to a large, useful understairs storage recess. The staircase is partly screened from the hall with a plinth by the lower steps allowing natural light into the hall from the front window adjacent. Shaker-style woodgrain-effect doors with satin finish metal handles leading off.





Spacious Cloakroom/WC

Decorated in deep contemporary colours with a contrasting limestone style ceramic-tiled floor. White suite comprising a shaped pedestal wash hand basin with Metro style white tiled splashback and low-level WC. Three-column Period style radiator in white, front window and high-level electricity consumer unit with MCBs.



Lounge

An attractive through reception room with solid oak floor extending through from the hallway. Three-panel wide window to the front elevation presenting views over the front garden and painted timber-framed, double-glazed French doors on the rear elevation opening onto the large patio and garden. Rear fireplace with projecting tiled hearth having a riven slate-effect finish and an inset cast iron, woodburning stove, together with a wall-mounted hardwood beam mantel shelf over.





Living/Dining Kitchen

Enjoying a feeling of space, the kitchen area is fitted with a modern range of Wren units in mushroom tones with brushed stainless-steel knobs and handles, to include base cupboard units, two deep pan drawers, wide cutlery draw and extensive quartz work surfaces and upstands. Inset stainless steel, one and a half bowl recessed sink unit and ornate brushed chrome lever tap. Integrated faced Zanussi dishwasher, bin storage unit and tall unit housing the Zanussi glazed and stainless-steel double oven (lower fan oven and upper incorporating grill). Separate Fagor induction hob with centre down-draught extractor and glazed splashback. Limestone style ceramic-tiled floor which extends through a walk-through opening into the utility room adjacent. Wide rear window presenting views over the rear garden and ten LED downlighters to the kitchen area, together with a pendant light point for the seating area. Ample space to the centre of this room for dining table. Period style three column radiator, timber-framed, double-glazed French doors onto the large rear patio.

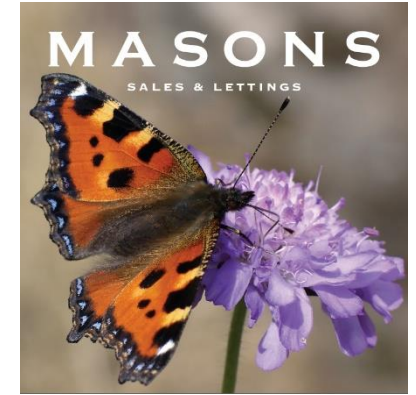




Utility Room

Well fitted with a range of units complementing those of the kitchen, to include tall, shelved larder cupboards, an integrated AEG fridge freezer, integrated Candy washing machine and a base double cupboard with recessed stainless-steel sink having a tap complementing the kitchen sink, and set into a quartz work surface. Attractive colour-coordinated beaded wall panelling in Period style, radiator, range of coat hooks and high-level store cupboards over. Five LED downlighters and rear panelled door with centre leaded windowpane to the garden. Window to both front and rear elevations.





Bedroom/Home Office

A versatile room, presently a fifth bedroom for the current owners, of double size with luxury vinyl floor covering of rustic oak style, radiator and a wide front window presenting views over the garden and through the trees towards the Wolds. The window has a wooden Venetian blind, and this room is fitted with a smoke alarm. Trap access to the wing roof void, two ceiling light points and connecting door to the garage adjacent, allowing independent access from outside into this room. An oak panelled door opens to the boiler cupboard containing the Grant oil-fired central heating boiler with linen shelves for airing over.





First Floor

The staircase leads up from the hall with an oak handrail to the upper steps and opens onto an:

Attractive Gallery Landing

With spindle balustrade painted in light tones contrasting the wall colour, around the stairwell to form a gallery. A window to the front elevation allows fine views over the garden towards the Wolds. Trap access with drop-down ladder to the roof void. Oak panelled doors lead off to the bedrooms and bathroom.

Bedroom 1

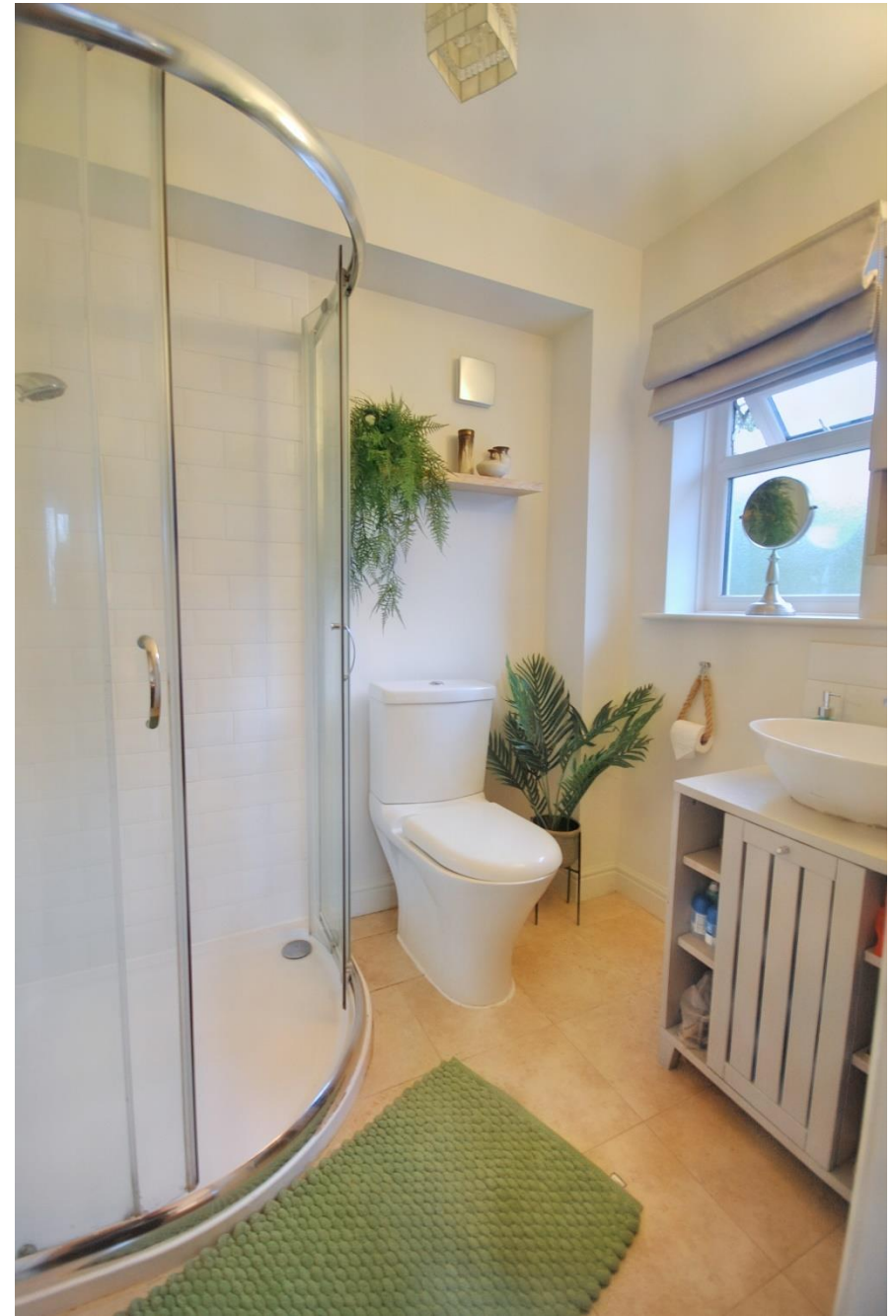
A good size double room enjoying views across the front garden through the window on the front elevation and having a radiator and connecting oak panelled door to the:





En Suite Shower Room

Well designed in light colour tones contrasting a white suite of low-level, dual-flush WC and a circular vanity wash hand basin with tall lever pillar tap, Metro style tiled splashback and painted cupboard beneath with shelves to each side. Travertine style ceramic floor tiles and chrome ladder style radiator/towel rail. Corner shower cubicle with Metro wall tiling and glazed screens, together with curved screen doors, thermostatic shower mixer unit and handset on rail. Above the wash basin there is a shaver light and adjacent is a window to the side elevation. Extractor fan.





Bedroom 2 (rear)

A double bedroom with radiator and rear window overlooking the main garden.

Bedroom 3 (front)

An L-shaped double bedroom with radiator and window presenting fine views towards Mill Lane.



Bedroom 4 (rear)

Presently a home office but easily a spacious single bedroom with radiator and rear window enjoying garden views.

Bathroom

Well fitted with a modern suite in white comprising a low-level, dual-flush WC and square design pedestal wash hand basin with chrome mixer tap, together with a panelled bath having thermostatic shower mixer unit over, handset and glazed side screen. Limestone style part ceramic-tiled walls, extending to high-level around the bath and travertine style ceramic floor tiles. Period style column radiator and oak door to a large airing cupboard with linen shelves and radiator. Two wall shelves, shaver socket and window on the rear elevation.



OUTSIDE

From Mill Lane, the property is entered through a wide 5-bar gate with substantial timber pillars, over a long block-paved driveway, widening towards the house with additional gravelled parking space allowing ample room for several vehicles. The drive also gives access to the:

Attached Garage

With up-and-over door at the front, LED strip light, power point and connecting door to the adjoining bedroom 5/home office. The outer walls are of cavity construction and the ceiling is plastered – this garage could therefore also be converted to accommodation as was the adjoining room, subject to any necessary consents.

Gardens

The house stands well back from the lane behind a large front garden which is principally laid to lawn behind a mixed hedgerow and mature trees with shrubbery by the drive. Block paving continues around the veranda-porch to form a seating area with timber sleeper walls retaining box hedges before continuing around the side of the house where there is a timber **Garden Shed**.





To the right of the garage there is a lawned garden and modern oil storage tank on concrete base. Screen fencing and door beyond, opening into the main rear garden. This is an excellent size and orientated to enjoy afternoon and evening sun.

There is a large lawn and a superb, spacious Indian Sandstone patio in a gravelled surround for flowerpots and tubs – an ideal space for alfresco dining, patio seating and other garden furniture. Timber sleeper walls retain the lawn and shrubbery raised beds with wide centre steps up.

The garden is enclosed by hedges and fencing with an upper seating area from which there are views of the church tower and clock. There are numerous ornamental trees, shrubs and bushes. Timber fencing screens a gravelled storage area to the rear of the garage, with timber shed, log store and space to conceal wheelie bins from the formal garden.

There are outside rear bulkhead lights, two wall lanterns by the patio and a floodlight at the front of the house, illuminating the approach. External electricity meter cabinet and outside taps to front and rear.



Location

Burgh-on-Bain is positioned in the scenic Lincolnshire Wolds Area of Outstanding natural Beauty and approximately equidistant at 7 miles from the Market towns of Louth and Market Rasen. The latter provide an excellent range of shopping, schooling and recreational facilities.

The village is linked by a pathway from the bottom of Mill Lane, across the Wolds to the Viking Way, a 147-mile pathway through Lincolnshire, Leicestershire and Rutland. The stone-built village church is Grade 2 Listed and dedicated to St Helen. There is a hilltop long barrow thought to date back to Neolithic times.

Viewing

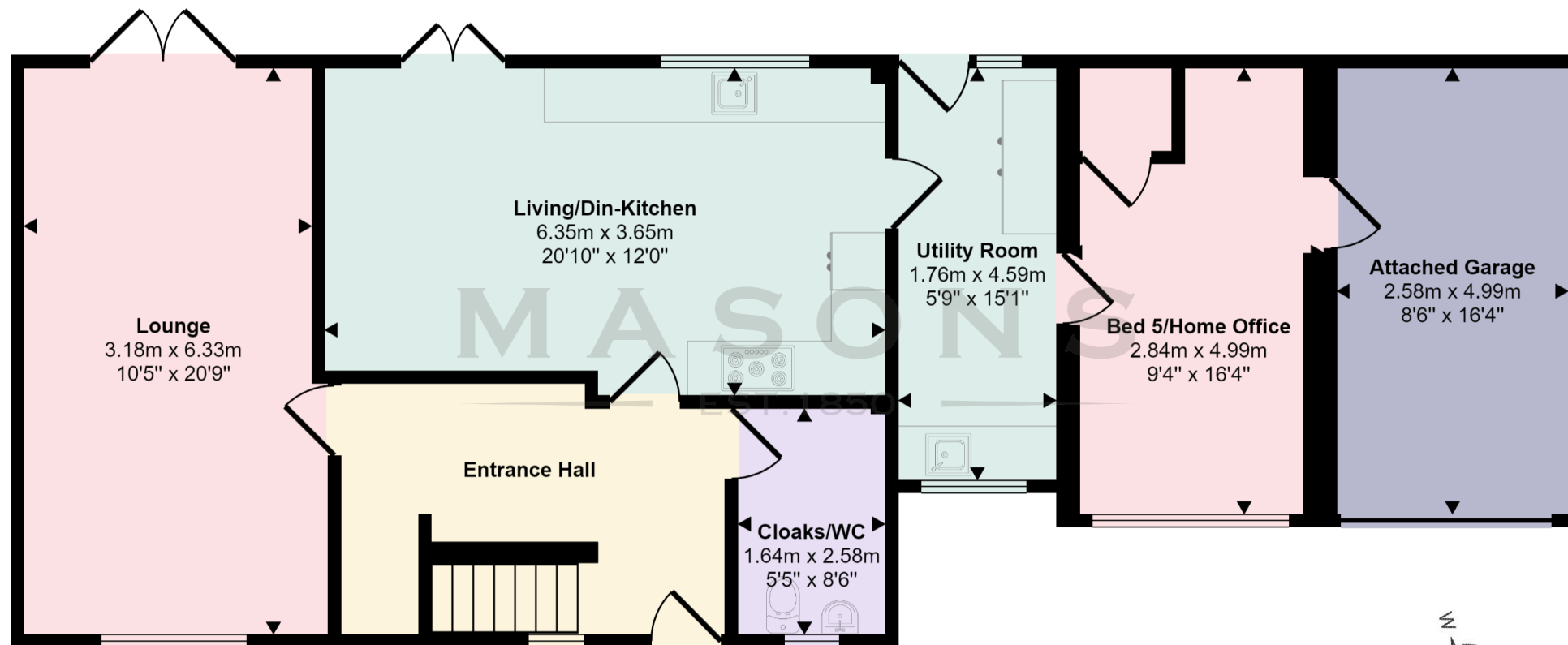
Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.

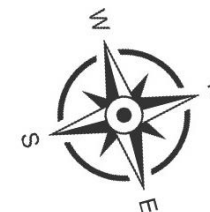


GROUND FLOOR PLAN



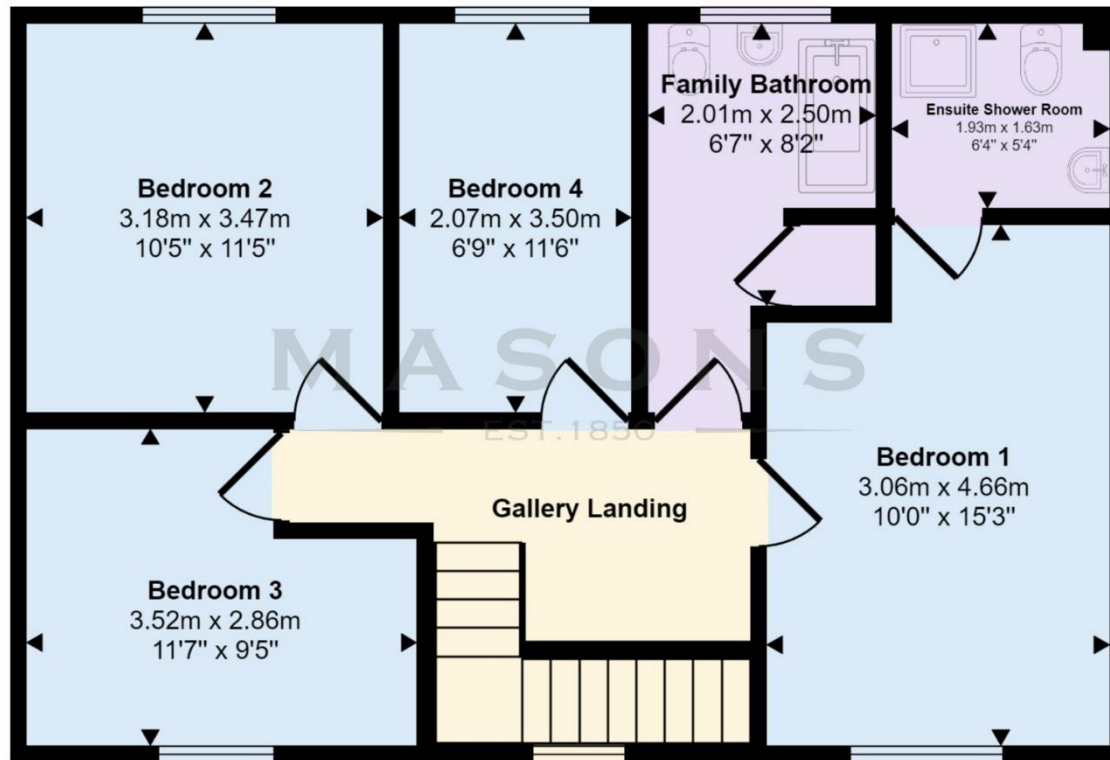
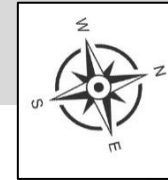
Ground Floor

Approx 98 sq m / 1060 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

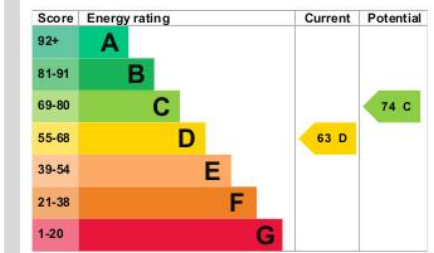
FIRST FLOOR PLAN AND EPC GRAPH



First Floor

Approx 63 sq m / 673 sq ft

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