



GRANARY HOUSE,  
BURGH-ON-BAIN,  
LN8 6JZ

**Masons**  
EST. 1850



## ABOUT GRANARY HOUSE...

An individual newly constructed executive family residence offering rural living in a prime Lincolnshire Wolds village. This stunning home is situated down a quiet no through lane and is set within a plot of around 1.1 Acres (sts) with paddock extending to the rear providing great equestrian and leisure potential. Finished to the highest of standards with ultra efficient air source heating, MVHR unit and solar panels creating low running costs. The property comprises open plan living kitchen diner with bi-fold doors opening to the gardens with brilliant views across the countryside. Sitting room, Study, Utility and Shower room complete the ground floor. 3 double Bedrooms all with en-suites to the first floor while the second floor provides two further Bedrooms and Shower room. Externally the extensive driveway leads to double garage, patio and gated access to the paddock. Call now to book an early viewing with completion expected September.

### 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 down the lane and the property will be on the left.

### The Property

Newly constructed by professional local builders to the highest of standards. The property has brick faced cavity wall construction with pitched timber roof structure covered in natural slate. The property has been designed to be as efficient and eco friendly in its operation as possible and is heated by a 12 KW Samsung Air source heat pump which provides underfloor heating to the ground and first floors with individual zoned thermostats.



# GRANARY HOUSE, MILL LANE, BURGH-ON-BAIN, LN8 6JZ

Windows are Upvc with complementary black rain water goods. A highly efficient Vent-Axia MVHR unit (mechanical ventilation with heat recovery) provides fresh filtered air and reduces heat loss and costs. The property also houses 4KW Virdian in-roof Photo-voltaic solar panels making for exceptionally low energy bills and anticipated EPC rating of A. Additionally an electric car charging port is provided. A ten year new home warranty provided by Buildzone offers peace of mind.

## Accommodation

The superbly laid out accommodation has been planned with modern living in mind with spacious rooms, open plan areas and large windows orientated to make the most of the stunning views across the Wolds countryside. The accommodation in brief comprises a welcoming porch to the front which opens in to the spacious hall with oak staircase leading to the first floor. Positioned to either side is a spacious sitting room and study both with large windows to the front elevation. Beyond is a useful utility fitted units and quartz worktops with sink and plumbing for washing machine. To the opposite side is the side entrance door with canopy, off which is the shower room, plant room and cloaks.

Part glazed doors from the hall open into the main focal point of the property being the Living kitchen dining area. A stunning open plan space with bi fold doors opening to the garden and paddock beyond with superb views of the Wolds country side enjoying a south easterly aspect. To one side is the high specification fitted kitchen with quartz worktops and high end built in appliances including Neff ovens, Elica Nicola Tesla hob with downdraft extractor, fridge freezer, wine cooler and dishwasher with central island unit adjacent. Spacious dining area to side with vaulted ceiling and skylights opening to the living area and bi fold doors. The ground floor has high quality natural Limestone flagstone flooring.





Stepping up to the first floor the feeling of quality and space continues, landing with three large double bedrooms all en suite. At the front two double rooms with windows to the front elevation, one with en suite shower room and the other with en suite bathroom having cupboard housing the MVHR unit. At the rear is the master double bedroom with superb views across the countryside and paddock with opening into dressing area and en suite shower room. All bedrooms will be carpeted.

The second floor boasts two further spacious bedrooms off the landing all with large sky light windows and access to the final shower room.



Externally the property is approached through the five bar timber gate with high level fencing and hedging to sides with extensive driveway laid to Sorrento paving and low maintenance garden to side. The drive extends down the side of the property leading to the detached double garage with twin electric roller doors and covered Veranda around the entire side and rear elevation providing shelter and covered pathways. Side pedestrian door to garage and rear electric roller door and window with large loft space provided. A smart rear terrace having Vitrified porcelain slabs opens to the lawned gardens with gated access to the side leading into the paddock which has newly installed post and rail fencing and mature hedged boundaries.

### 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.

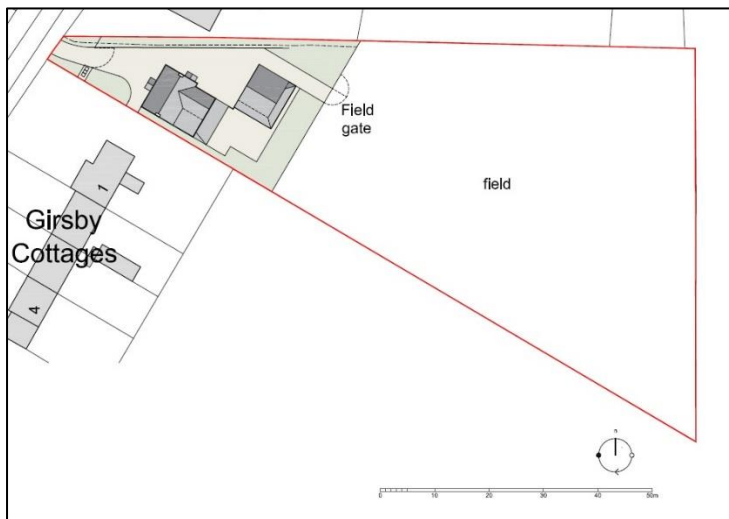
The village is linked by a pathway from the bottom of Mill Lane, across the Wolds to the Viking Way, a 147-mile pathway through Lincolnshire, Leicestershire and Rutland. The stone-built village church is Grade 2 Listed and dedicated to St Helen. There is a hilltop long barrow thought to date back to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

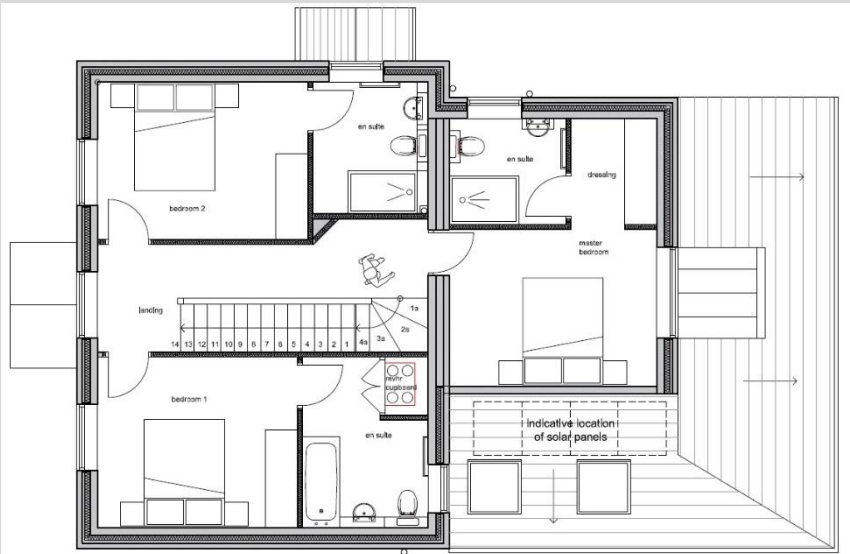




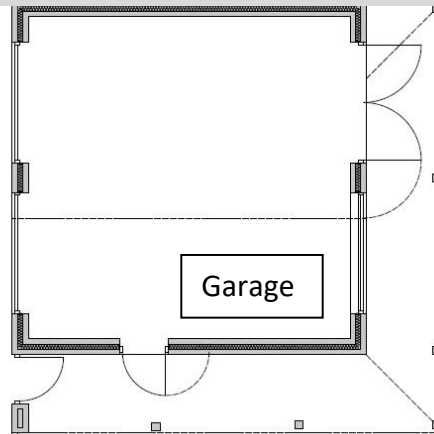




# FLOORPLANS



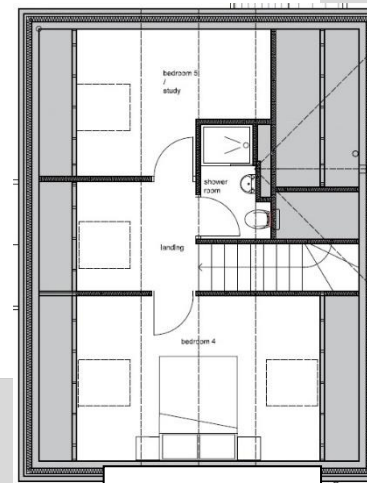
First Floor



Garage



Ground Floor



Second Floor

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