



The Lodge, Baythorpe, Swineshead PE20 3EZ Asking Price £560,000

The Lodge

The original house to the neighbouring farm, The Lodge was sympathetically extended in the late 80's and again in 2004 resulting in this attractive and unique family home which I believe will suit many different types of buyer.

On approaching the property, I immediately noticed beautifully maintained gardens and instantly looked forward to seeing more. A firm believer in positive first impressions, I could already imagine that the property was special if the impeccable gardens and super neat hedging was anything to go by.

The Lodge enjoys an incredibly private and secluded plot which is not over-looked by any other property. The accommodation is very well presented and very light, with most rooms having dual aspect windows enjoying views over the fabulous garden from all angles. The main sitting room was filled with sunshine on my visit and is a beautiful room with French doors opening out onto a patio. The open-plan 'Living-Kitchen' has ample space for a dining table and a sofa, and is the room where the owner spends most of his time other than the garden. Upstairs, the fourth bedroom has been turned into a bathroom, the original bathroom now making a generous en-suite of the master bedroom with a spa bath and a shower. The most recent extension however, created the facility of a ground floor double bedroom and shower room, which would certainly be ideal for an older family member or when guests come to stay or for anyone working from home. There is however, a great detached studio / office which has a garden room attached complete with wood-burner, perfect for sunny days *and* chilly evenings.

The Lodge enjoys an attractive semi-rural position along a country road only a 20 minute walk from the well-served village of Swineshead and five minutes from the local farm shop. Approximately 15 minutes from the market town of Boston, the property would be ideal for anyone looking for a quiet country life, yet still requiring convenient access to major routes to Lincoln, Peterborough and Grantham. Indeed, the picturesque North Norfolk Coast can also be reached within the hour from this side of the town.





Entrance is gained to the property either through the side extension into the 'annexe' or through the main door and into the: **Reception Porch** – With radiator and further door into: **Entrance Hall 17'0 x 8'0 (5.18m x 2.43m)** – With staircase rising to the first floor having study area beneath, radiator, double doors opening through to:

Open Plan 'Living – Kitchen' 26'0 x 20'0 at widest points (7.92m x 6.09m) narrowing to 9'0 in the kitchen area. With ample room for dining, sitting and cooking, this room has two uPVC bay windows to the side, two radiators and a central ceiling light point. Kitchen comprises a range of worksurfaces with wooden fronted drawer and cupboard units at base and eye level. Integral appliances include an electric hob and double oven and dishwasher. There is a twin Franke sink unit with mixer tap over.

Sitting Room 24'0 x 14'11 (7.31m x 4.30m) – With uPVC bay windows to either side and French doors to the rear patio and garden. There are two radiators and a stone fireplace and hearth housing a living flame gas fire.

Utility Room 9'0 x 8'0 (2.74m x 2.43m) – Having uPVC door to the courtyard area and a uPVC window to the front. Worktop with space and plumbing beneath for washing machine and dryer, Franke sink, space for fridge-freezer (included). Door through to:

Inner Hall with an abundance of fantastic storage space to include two storage cupboards with hanging rails, walk-in boiler cupboard with fitted shelving and an additional lockable walk-in storage cupboard.



Ground Floor Double Bedroom 14'0 x 10'0 (4.26m x 3.04) – Having a uPVC window to the front, radiator and fitted wardrobe with hanging rails and shelving and co-ordinating dressing table unit.

Ground Floor Shower Room – Having a fully tiled shower cubicle, pedestal wash basin and close coupled WC. There are two uPVC windows to the front, radiator and a chrome towel rail.

First Floor Landing – Doors arranged off to:

Master Bedroom Suite 20'0 x 15'0 (6.09m x 4.57m) – With uPVC windows to both sides and to the rear and an extensive range of fitted wardrobes with hanging rails, drawers and shelving, co-ordinating drawers and a dressing table. There is a built in airing cupboard, LED spotlights and a radiator. En-Suite – Having fully tiled walls, radiator and uPVC window to the side. Modern four piece suite of vanity wash basin with cupboards beneath and wall mounted cupboards, corner shower enclosure, fitted WC and spa bath.

Bedroom 13'0 x 12'0 (3.96m x 3.65m) – Having a uPVC window to the side, radiator.

Bedroom 13'0 x 12'0 (3.96m x 3.65m) – Having a uPVC window to the side, radiator, built in wardrobe with sliding doors.

Bathroom – Fully tiled with uPVC window to the front and comprising a three piece suite of corner bath, close coupled WC and pedestal wash basin. Heated towel rail.

Outside

Surrounded by beautifully maintained hedging, this generous plot extends to approximately 2/3 of an acre and is reached over an extensive gravel driveway. This provides ample off road parking and hardstanding for many vehicles with a covered parking area for two cars beneath a brick carport trailing in wisteria. A courtyard has double doors to a useful storage area and a further door to the:

Detached Studio / Office 15'0 x 12'0 (4.57m x 3.65m) With uPVC windows to either side, radiator, LED spotlights and power points. Solis panel for the solar panels on top of the carport. Door to:

Garden Room 15'0 x 10'09 (4.57m x 3.32m) – Of brick and uPVC construction with French doors to the side and rear, fitted blinds and cast iron wood-burner on a tiled hearth.

The lawned gardens extend to the side and rear of the property, with a greenhouse and an Insulated shed 11'0 x 10'0 having double doors, light and power points. There is a range of young fruit and ornamental trees to include walnut, plum and eating and cooking apples and several raised beds for growing herbs and vegetables. The south-facing rear garden and patio also enjoy shaped flower beds and borders filled with an abundance of established shrubs and flowering cottage style plants to include clematis and climbing roses which continue along the side of the property. The patio is covered with an attractive gazebo offering welcome shade from the afternoon sunshine. An attractive water feature at the front of the property provides the sound of trickling water beneath the kitchen window and includes a pump.

***** Please note that in the interests of full disclosure the seller has made us aware of an area of cracking in the property and it has been suggested this may indicate some settlement has occurred. Interested parties are advised to instruct a surveyor to satisfy themselves in this regard prior to making an offer.**

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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GROUND FLOOR



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