



Rose Drive

Barn conversions are certainly one of the most popular requests from our buyers, often providing a degree of versatility and space which can be hard to find, combined of course with some wonderful character features. On all these fronts, Rose Drive then doesn't disappoint. Situated on a country lane in Brothertoft with some neighbouring open views it should be of particular interest to many.

As can be seen from the floorplan, the accommodation is really quite vast, benefitting from a full annex complete with bedroom bathroom and kitchen, which could be ideal for extended family members, potentially Airbnb, or simply remain incorporated into the main living space.

In brief the ground floor accommodation comprises dining kitchen, lounge and dining room, plus an extended hall with its own entrance leading to the two room annexe. The first floor provides three further bedrooms (so five in total) and a second bathroom.

Outside the driveway and parking is extensive, with plenty of parking for anyone with a trailer, motorhome etc. The driveway leads to the rear courtyard, which has the added benefit of a double garage and store room. The surrounding gardens are a particular highlight, with the neighbouring open fields further adding to the rural feel of this unique property.

- Five Bedroom Detached Barn Conversion
- Integrated, Self-Contained Annex
- Two Bathrooms, Two Kitchens
- Attached Double Garage & Store Room
- Courtyard & Surrounding Gardens
- Neighbouring Open Fields
- Generous Plot, Extensive Driveway and Parking
- EPC 'E 50' Council Tax Band 'D' LPG Central Heating







Entrance via wooden stable door into the:

Dining Kitchen 19' x 14' red. to 10'8 (5.79m x 4.27m red to. 3.25m) – The dining kitchen enjoys a triple aspect with windows to the front, side and the rear. Fitted units comprise a range of cupboard and drawer units to both base and eye level, with work-surfaces over including a one-and-a-half bowl stainless steel sink/drainer with mixer tap, Belling hob with extractor canopy over and an inset oven and grill. Tiled floor and tiling as appropriate. Wall mounted Viessmann LPG boiler, door to the first floor stairwell, built in cloaks cupboard and to the lounge.

Lounge 23'4 x 14'4 (7.11m x 4.37m) – The spacious lounge also enjoys a triple aspect and has an exposed beam to the ceiling and a brick fire surround with wooden mantle and tiled hearth. Four wall lights, picture light and three concealed radiators. Partially glazed door leads to the dining room.

Dining Room 13'10 x 12'8 (4.22m x 3.86m) – Having window overlooking the front, two radiators, two wall lights and brick fire surround with tiled hearth and wooden mantle. A door leads through to the:

Annexe Kitchen 12'6 x 12'4 (3.81m x 3.76m) – With an external door from the rear courtyard this second kitchen effectively serves as the start of the integral annexe. Fitted units comprise cupboards and drawers to both base and eye level with work surfaces over, having an inset one-and-a-half bowl stainless steel sink/drainer, inset oven and hob with extractor canopy over and a wall-mounted Viessmann boiler.

A latched door leads through to the **Inner Annexe Hall** – Having window overlooking the courtyard and doors arranged off to:

Annexe Bathroom – The bathroom comprises a suite of panel bath with mixer tap and tiled surround, pedestal hand basin with splashback tiling and a close-coupled WC. Radiator and airing cupboard with shelving.

Bedroom Four / Annexe 12'9 x 12' (3.89m x 3.66m) – A double bedroom with window overlooking the front. Radiator.

Bedroom Five / Annexe 10'11 x 9'3 (3.33m x 2.82m) – Also overlooking the front of the property, bedroom five has radiator and loft access.

A door from the kitchen leads to the stairs to the: **First Floor – Landing** – With radiator and doors arranged off to:

Bedroom One 14'1 x 12'8 (4.29m x 3.89m) – A generous double bedroom with two Velux style windows and a further window to the front, radiator.

Bedroom Two 14'1 x 10'3 (4.29m x 3.12m) – Bedroom two is also an excellent size with double glazed window to the rear, two Velux style windows and radiator.

Bedroom Three 9'5 x 9'3 (2.87m x 2.82m) – Having two Velux windows to the side. Radiator.

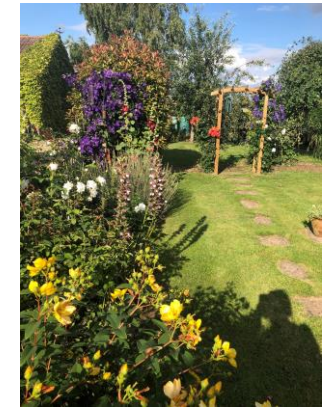
Bathroom – The bathroom comprises a lovely four-piece suite of panel bath with Victorian style mixer tap and shower attachment, pedestal hand basin, close-coupled WC and a separate tiled shower cubicle. Tiling as appropriate, radiator and Velux style window.

Outside – Rose Drive occupies a generous plot with some lovely established surrounding gardens and neighbouring fields to two aspects. The property is approached over a wide and sweeping gravel drive which extends alongside the property down to the courtyard at the rear, allowing for easy and extensive parking. The driveway provides gated access to the block paved courtyard entrance and to the: **Double Garage 22'8 x 18' (6.91m x 5.49m)** – Having power, lighting and two pairs of double doors. Also attached to the garage is the **Store Room 18' x 6'5 (5.49m x 1.96m)** – With power, light, sink/drainage and window to the side.









NOTE: Tenure: Freehold. EPC 'E 50'. Council Tax Band D. LPG Central Heating. This property is NOT connected to Mains Drainage.

A Septic Tank compliance check noted that the soakaway element of the system has failed and should be replaced.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

