

Lindisfarne, Kirby Road
Great Holland, CO13 0HT

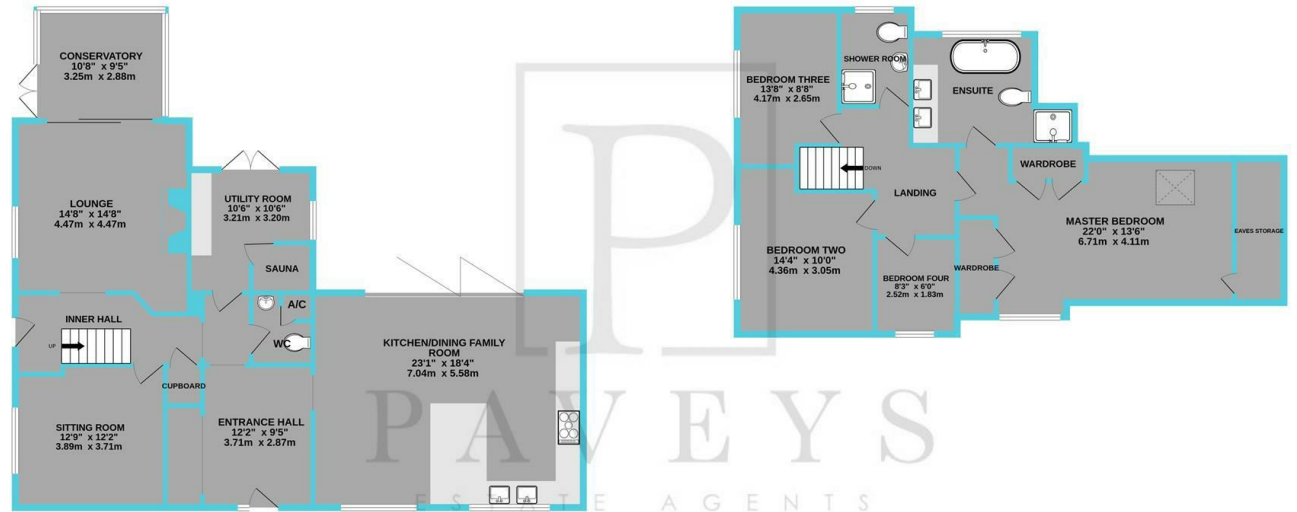
Price £675,000 Freehold

"Lindisfarne" is a UNIQUE FOUR BEDROOM DETACHED CHARACTER PROPERTY with DETACHED CARTLODGE & WORKSHOP set on delightful plot which is approx two thirds of an acre of beautiful mature gardens. This individual property has been lovingly extended and modernised by the current owners over recent years and offers a wealth of versatile space. The ground floor accommodation of the main house comprises of a stunning kitchen family room with large bi-folding doors that over look the beautiful gardens, lounge with beautiful Inglenook fireplace with inset log burner, conservatory, sitting room, utility room with sauna and down stairs cloakroom. On the first floor there is a stunning master bedroom full of character and has its only beautifully fitted en-suite bathroom. There are three further bedrooms and a modern shower room. The beautiful and well tended gardens are mostly laid to lawn with an assortment of various established shrubbery and trees. There is a large timber Summer House to the rear which is used as a home office. To the front is a large sweeping in and out gravelled driveway leading to the detached Cartlodge & Workshop. Great Holland is a semi rural community with its own church, village hall and The Manor Gastro Pub. Call Paveys today to arrange a viewing.



GROUND FLOOR
1304 sq.ft. (121.2 sq.m.) approx.

1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2255 sq.ft. (209.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

ENTRANCE PORCH

Solid wooden canopy porch, half brick walls, tiled floor.

ENTRANCE HALL 12'2 x 9'5 (3.71m x 2.87m)

Composite entrance door with double glazed side panel, smooth ceiling, feature brick arch, flag stone tiled floor, radiator.

KITCHEN DINING FAMILY ROOM 23'1 x 18'4 (7.04m x 5.59m)

Two double glazed windows to front, aluminium bi folding doors to rear garden, smooth ceiling with spot lights, modern white high gloss units, quartz work surface with up stands, two built in double ovens, ceramic hob with extractor above, built in dishwasher, built in under counter fridge and freezer, two ceramic under mount sinks with mixer tap, space for American fridge freezer, feature brick wall, laminate flooring, radiator.

LOBBY

Flag stone tiled flooring.

CLOAKROOM

White suite comprising of a low level W/C, vanity wash hand basin, laminate flooring, built in cupboard housing Valiant wall mounted boiler (N/T), mega flow pressurised water tank, radiator.

UTILITY ROOM 10'6 x 10'6 (3.20m x 3.20m)

Double glazed French doors to rear garden double glazed window to side, smooth ceiling with spot lights, under counter units with space and plumbing for washing machine and tumble dryer, quartz work top, large walk in sauna, laminate flooring, radiator.

INNER HALL

Wooden glazed door to side, stair flight to first floor, coved ceiling, large built in coats cupboard, fitted carpet, radiator.

LOUNGE 14'8 x 14'8 (4.47m x 4.47m)

Double glazed window to side, double glazed patio doors to conservatory, beamed ceiling, feature brick fireplace with log burner, fitted carpet, radiator.

CONSERVATORY 10'8 x 9'5 (3.25m x 2.87m)

Double glazed construction with half brick walls, double glazed french doors to side, laminate flooring, radiator.

SITTING ROOM 12'9 x 12'2 (3.89m x 3.71m)

Double glazed window to side, coved ceiling, fitted carpet, radiator.

FIRST FLOOR

LANDING

Coved ceiling, loft access, fitted carpet, radiator.

MASTER BEDROOM 22' x 13'6 (6.71m x 4.11m)

Double glazed window to front, double glazed Velux style window, beamed ceiling, feature brick walls, built in wardrobes, large walk in eaves storage cupboard, fitted carpet, radiator, door to

EN-SUITE BATHROOM

Double glazed window to rear, feature brick walls, modern white suite comprising of low level W/C, his and hers sinks with mirror above, free standing bath with mixer taps, walk in double shower, tiled floor, radiator.

BEDROOM TWO 14'4 x 10 (4.37m x 3.05m)

Double glazed window to side, coved ceiling, fitted carpet, radiator.

BEDROOM THREE 13'8 x 8'8 (4.17m x 2.64m)

Double glazed window to side, coved ceiling, fitted carpet, radiator.

BEDROOM FOUR / STUDY 8'3 x 6' (2.51m x 1.83m)

Double glazed window to front, coved ceiling, fitted carpet, radiator.

SHOWER ROOM

Double glazed window to front, modern white suite comprising of a low level w/c, vanity wash hand basin, walk in double shower with full height glazed shower screen, aqua board walls, LVT flooring, radiator.

OUTSIDE

FRONT GARDEN

Retained by ranch style fencing with planted bushes to front, double farm style entrance gates, in and out drive way, lawned area, gravelled driveway, gated access either side to rear garden, log store.

DETACHED CART LODGE & WORKSHOP

Detached timber construction with covered parking, door to work shop with power and light and double glazed window to front.

REAR GARDEN

Secluded rear garden mostly laid to lawn with established shrubbery and various trees, large paved patio area, sweeping pathway leading to

SUMMER HOUSE / HOME OFFICE

Large timber summer house currently used as a Home Office, power and light connected.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

The property is connected to electric, gas, mains water and sewerage.