



The Barn, Station Road, Sutterton, Boston, PE20 2JX



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Freehold

£750,000



Key Features

- Detached barn conversion with annexe
- Four bedrooms
- Sitting room, study & dining kitchen
- En-suite, shower room & bathroom
- Annexe with wet room
- Gated entrance & double garage
- Three acre paddock to side (STS)
- EPC rating C





An impressive converted detached barn with a self contained annexe providing independent living for a multigenerational family. The property won Best Domestic Conversion in the Boston Borough Council Building Excellence Awards 2010 and is set in a village location with an open view over fields to the rear.

The current owners have significantly extended the property and they purchased three acres of adjoining land which is laid to grass and planted with hedgerows, trees and an orchard. They also added a self-contained annexe and a double garage. The kitchen has been fully refurbished including tongue & groove panelling, Rangemaster cooker & sink and a Scandanavian log burner. Finished to a high standard with an abundance of character, there is approximately 3,000 square feet of spacious and well-presented accommodation. Outside there is gated access to a driveway providing ample off-road parking, a double garage and a large Patio area, ideal for entertaining, which is in full sun for most of the day.

The Barn has accommodation comprising: entrance hall, sitting room with part vaulted ceiling, study, dining kitchen with vaulted ceiling, master bedroom with en-suite, further bedroom and shower room to ground floor. Galleried landing, two further bedrooms and bathroom with separate shower to first floor. The annexe comprises of an open plan living/kitchen/bedroom & wet room.

The Barn is well situated, being approximately 20 minutes from Spalding and has excellent road links to Peterborough, where a train link is only 40 minutes to the City of London. The village location has a nursery, school, shop and post office, hairdresser, church, doctor's surgery and the Thatched Cottage Restaurant & Bar serving traditional dishes from fresh locally sourced ingredients.

ACCOMMODATION

Porch recess with front entrance door with fanlight above through to the:

ENTRANCE HALL

Having radiator and laminate flooring. Opening to the:

INNER HALL

Having window to side elevation, Velux roof window, radiator, continuation of laminate flooring, wall light points, smoke alarm, staircase rising to first floor and understairs storage cupboard.

SITTING ROOM

7.92m x 5.78m (26'0" x 19'0")

Having window & french doors to side elevation, part vaulted ceiling with beams & two Velux style roof windows, two radiators, wall light points and television aerial connection point.





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STUDY

2.42m x 1.82m (7'11" x 6'0")

Having Velux roof window, laminate flooring, radiator and fitted work surface.

DINING KITCHEN

6.74m x 5.95m (22'1" x 19'6")

Having windows & part glazed door to side elevation, further window to front elevation, vaulted ceiling with beam & two Velux roof windows, tiled floor and feature wood burner. Fitted with a range of base & wall units with work surfaces & wood panelled painted splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards under, cupboard over and tall larder style unit to side. Work surface return with Rangemaster cooker, cupboards, drawers, integrated dishwasher & integrated washing machine under, cupboards & stainless steel cooker hood over. Further work surface return with cupboards & drawers under, cupboards, glazed display units & drawers over. Space for american style fridge/freezer with double larder style unit to side.

MASTER BEDROOM

4.92m x 3.86m (16'1" x 12'8")

Having window to front elevation, two windows to rear elevation, radiator and built-in wardrobes.

EN-SUITE

2.43m x 1.93m (8'0" x 6'4")

Having window to rear elevation, radiator, tiled walls to dado height, tiled floor and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



BEDROOM TWO

4.00m x 3.70m (13'1" x 12'1")

Having window to rear elevation, radiator and built-in wardrobes.

SHOWER ROOM

2.73m x 2.28m (9'0" x 7'6")

Having window to rear elevation, radiator, tiled walls to dado height, tiled floor and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

FIRST FLOOR LANDING

Having radiator, smoke alarm, two built-in cupboards and door to large walk-in store.

BEDROOM THREE

4.30m x 4.01m (14'1" x 13'2")

(restricted head height) Having two Velux roof windows, radiator and access to eaves storage.

BEDROOM FOUR

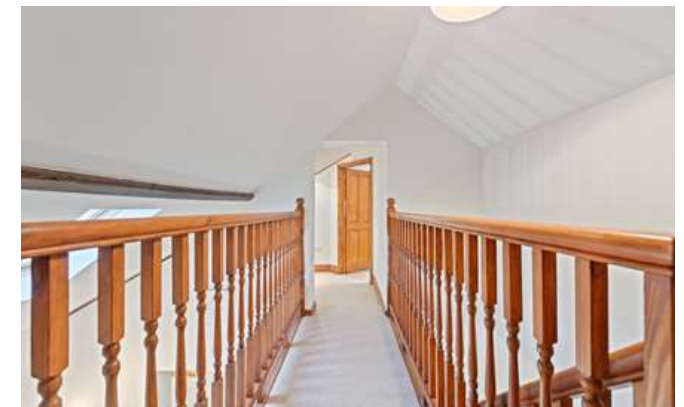
5.87m x 3.26m (19'4" x 10'8")

Having two Velux roof windows, inset ceiling spotlights and radiator.

BATHROOM

4.03m x 2.83m (13'2" x 9'4")

Having two windows to rear elevation, inset ceiling spotlights, radiator, tiled walls, tiled floor, extractor and access to eaves storage. Fitted with a white suite comprising: freestanding roll-top bath with central mixer tap & hand held shower attachment, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





 **NEWTON
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ANNEXE

Self contained with its own Warmflow boiler & Vortex water treatment plant. French doors opening to the:

OPEN PLAN LIVING/KITCHEN/BEDROOM

7.85m x 5.82m (25'10" x 19'1")

Having two windows to front elevation, further window to side elevation, cathedral ceiling with two Velux roof windows & inset ceiling spotlights, three radiators, Karndean flooring and smoke alarm. The kitchen area is fitted with a range of base & wall units with work surfaces & painted wood panelled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with integrated electric oven & cupboards under, cupboards over.

WET ROOM

2.46m x 2.09m (8'1" x 6'11")

Having Velux roof window, extractor, tiled walls, anti-slip hydro flooring with drain, mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

Double gates give access to the front of the property where there is a large gravelled area which provides ample off-road parking and leads to the:

DOUBLE GARAGE

6.12m x 5.88m (20'1" x 19'4")

Having two sets of double doors, plaster boarded vaulted ceiling with two Velux windows, multiple electric points and service door to garden.

To the front of the property there is also a shaped lawn and a large paved patio. To the left hand side of the property there is a gravelled area with a paved area in front of the french doors to the annexe. There are external lights around the property including a dusk till dawn light on the annexe gable and there are two outside taps.

Gated access to the:

PADDOCK TO SIDE

Being enclosed and grassed with various trees & bushes including an orchard with fifteen fruit trees including apples, pears, plums & cherries. The trees include native species of Oak, Beech, Birch, Rowan, Maple and Alder.

THE PLOT

The Barn occupies a plot of approximately 0.25 acre with a further 3 acres to the side, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The Barn has mains electricity & water connected. Drainage is to a water treatment plant and heating is via an oil fired boiler serving radiators. The annexe has its own separate boiler and water treatment plant. The entire property has timber framed double glazed windows. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON**
FALLOWELL

Floorplan



Newton Fallowell Boston (Sales)

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AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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