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HOLLY HALL
WEST TORRINGTON

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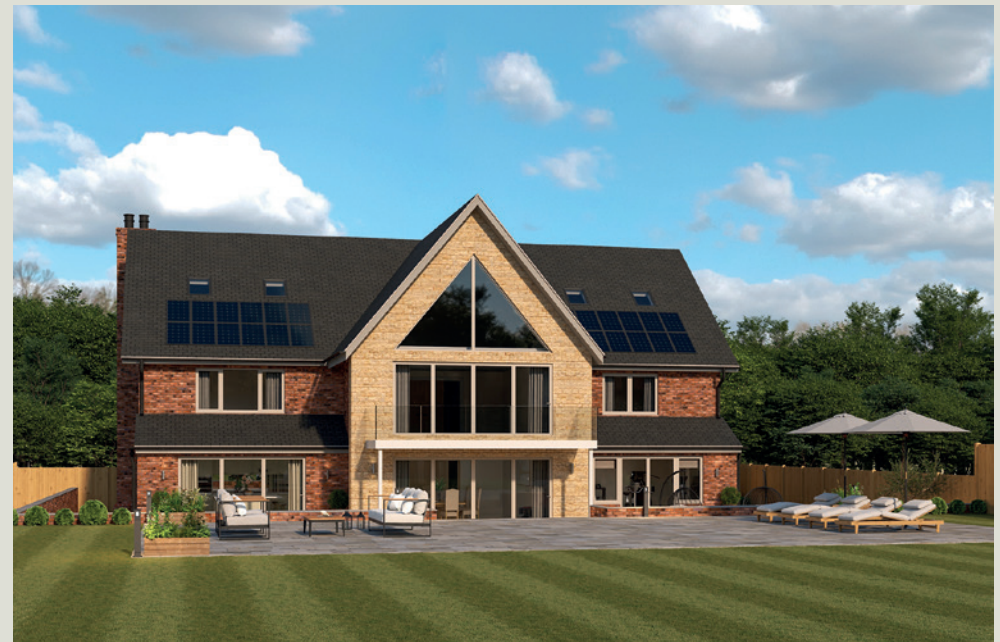


Introducing your Perfect family home

Welcome to Holly Hall - a symphony of design and luxury nestled in the peaceful hamlet of West Torrington, situated on the edge of the Lincolnshire Wolds. Infused with modern sensibilities, state-of-the-art energy efficiency and a relentless commitment to quality, this luxury residence is more than just a home - it's a testament to elite craftsmanship and innovative thinking.

As you delve into this captivating domain, you're not just observing bricks and mortar, but experiencing a canvas on which you can paint your unique story. Benefiting from the foresight of our developers, prospective homeowners have the rare and exceptional opportunity to steer the home's internal design - transforming it from an already outstanding structure to a truly bespoke masterpiece tailored to individual tastes.

Please read on for further details regarding the full specification.

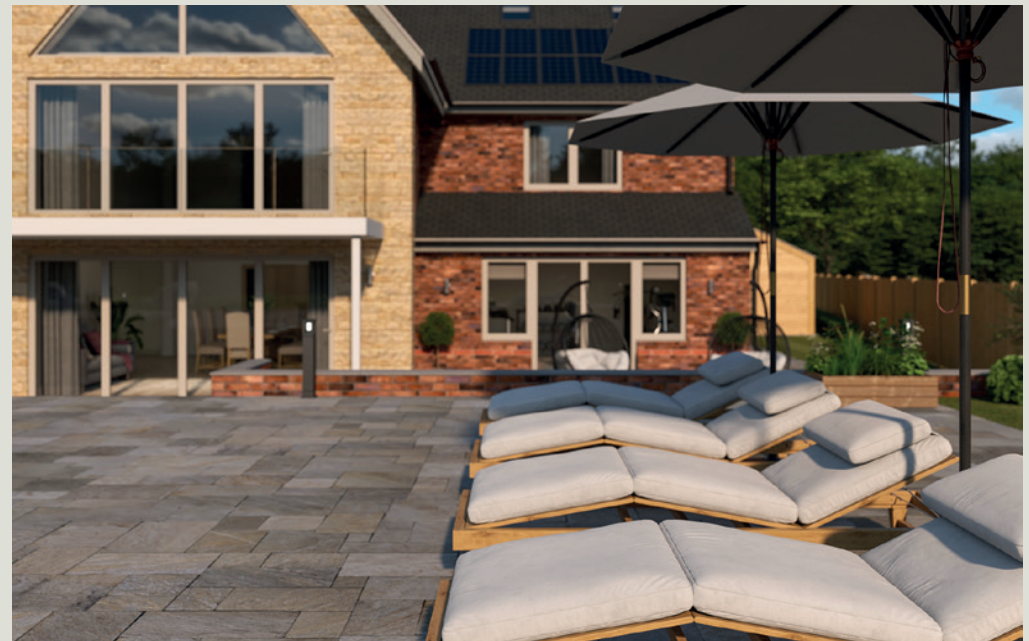


An idyllic Location & Facilities

West Torrington

West Torrington, a gem on the edge of the Lincolnshire Wolds, is where past meets present. This is a charming hamlet where morning jogs are framed by golden fields, and weekends are filled with visits to thriving local markets, historic sites, and gourmet dining. Just a stone's throw away, the Lincolnshire Wolds await - a playground for nature lovers, hikers, and cyclists. Beyond the immediate tranquillity, the wider Lincolnshire area opens a world of adventure, from coastal escapes to cultural excursions as well as being conveniently located just over an hour away to some of Britain's best cities. The neighbouring town of Market Rasen offers access to rail links to London and beyond meaning you can stay as connected as you like to the hustle and bustle of the city.

At the heart of West Torrington lies Holly Hall - not just a house, but a vision realised. This off-plan purchase is a rare key to a door that opens to unparalleled customisation. Here, the canvas is primed, the blueprint set, but the final touches? They're yours. Craft your dream, down to the minutest detail, in a home that's not just built but sculpted for you. Embrace this distinctive opportunity where luxury, innovation, and individuality converge. Your masterpiece awaits.



Property Walkthrough

Your journey begins at the home's grand entrance, encapsulated by an electric gate and an elegant 3ft walled boundary. Stepping onto the tarmac driveway, you're greeted by a commodious timber triple carport, with an ample driveway for over six vehicles.

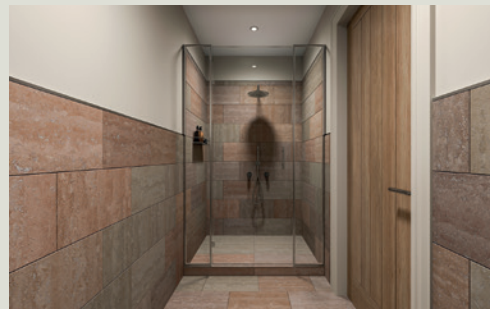
Step through the stately front door and the grand hallway sweeps you into its embrace. The soaring triple-height void, punctuated by sensational feature lighting, introduces you to the initial floor's offerings: an executive office, an adaptable boot room complete with a separate shower room, and an all-purpose room that effortlessly transforms to fit your needs - be it a bedroom, gym, or playroom. Progressing further, you encounter the expansive heart of the home: a modern kitchen defined by its functional island, integrated cutting-edge appliances, and evocative bi-fold doors. Flowing

seamlessly from here, a spacious dining zone beckons family gatherings, bathed in light and warmth. As twilight approaches, retire to the snug lounge with a glass of wine, where the glow from the log burner and ambient wall lighting crafts an intimate setting.

Ascending the stairs, the first floor presents a realm of serenity with four plush bedrooms. Each bedroom, appointed with en-suites and fitted wardrobes, promises a sanctuary of rest. The pièce de résistance - the master suite - captivates with its vaulted ceilings, opulent dressing area, and an en-suite that's the epitome of luxury with free-standing bath and his and hers sinks. In addition, picture waking up to idyllic Lincolnshire views, with the day's first light inviting you onto your private balcony. The master bedroom also features a stunning floating headboard which seamlessly conceals a private



“ Step through the stately front door and the grand hallway sweeps you into its embrace.”





fitted vanity area and further fitted wardrobes. The first floor also provides a uniquely placed laundry room with fitted washing machine, tumble-dryer and storage - reducing the need to continuously travel downstairs for daily household chores.

On the third floor, versatility reigns supreme. Here, options abound from an exclusive guest retreat to spaces that can transform into a personal cinema or a lively games hub - the choices are as limitless as your imagination, whilst two further bathrooms support your family's needs.

Outside, the private rear garden offers you your own private oasis set within the Lincolnshire countryside. With vast open views, the rear boundary is framed by a low-level post and rail fence, so not to obstruct the view of the fields beyond. The garden benefits from a two-tier approach, with lower level patio seamlessly blending into the expansive

ground floor living space. The second tier is a versatile space; whether that be for entertaining guests in your own private bar area, having an evening swim in the pool or landscaping for quiet outdoor enjoyment.

Not only does Holly Hall exude modern luxury, but energy efficiency has also been at the heart of the design. The property is equipped with solar panels and an air source heat pump, systems that not only substantially reduce carbon footprints but also promise significant savings on energy bills. Paired with underfloor heating, which offers uniform warmth and eliminates cold spots, homeowners are bestowed with an unparalleled blend of comfort and eco-conscious living. In this home, every green innovation is a step towards a brighter, more sustainable future, all whilst elevating daily living to new, luxurious heights.



“ Holly Hall has the potential to be fully customised internally... the choices are as limitless as your imagination. ”



Property Specification

Whilst Holly Hall has the potential to be fully customised internally, below is a guideline of the specification as influenced by the developer – who has worked closely and meticulously with the architect to create this stunning residence.

External Specification

- Westminster Ivanhoe Brick with Marley Thrutone Slate Roof Tiles
- Traditional Style UPVC Windows in RAL7032 'Pebble Grey'
- Aluminium Bi-fold Doors and Feature Windows
- Tarmac Private Driveway
- 3ft Wall to Front Boundary with Secure Electric Gates
- Triple Timber Carport with Provision for Car Charging
- Outdoor Tap with Hot and Cold Feed
- Exterior PIR Sensor Lighting to Front and Rear
- Lincolnshire Post and Rail Fencing to Rear Boundary to Expose Open Countryside Views
- Turfed Rear Garden with Bespoke Patio Area
- Option for Swimming Pool and Bespoke Garden Bar Area





Internal Specification

Lighting

- Modern spotlights to all rooms except lounge, bedrooms and hallway
- Stunning Feature Lighting to Landing Void
- Feature Pendant Island Lighting to Kitchen
- Intimate Wall Lights to Lounge

Joinery

- Oak Internal Doors with Chrome Furniture
- Oak Staircase with Carpet Runner and Feature Glass Balustrade
- Fitted Wardrobes to All First Floor Bedrooms with Additional Fitted Dressing Room to Master
- Fitted Boot Room Cabinetry to Ground Floor

Electrical

- Hard Wired Alarm System
- USB Sockets to Bedrooms and Family Areas
- Chrome Sockets and Switches
- CAT 6 Cabling Throughout

Kitchen

- Kitchen Style to Be Confirmed with Individual Buyer
- Provision for Fully Integrated Appliances Including: Wine Cooler, Boiling Water Tap, Fridge, Freezer, Hob, Double Ovens, Plate Warming Drawers, Dishwasher and Extractor
- Large Centre Island with Quartz Worktop
- Additional First Floor Laundry Room with Integrated Washing Machine and Tumble-Dryer



Bathrooms

- Fully Tiled En-suites
- Low Profile, Walk In Showers
- Vanity Unit Sink Basins
- Concealed cisterns

Finishes

- LVT Herringbone Flooring to Ground Floor – Carpet to Lounge
- Carpet to First and Second Floor
- Tiled Bathrooms and En-suites
- Tiled Boot Room
- *All floor coverings to be suited to buyer's requirements*

Heating

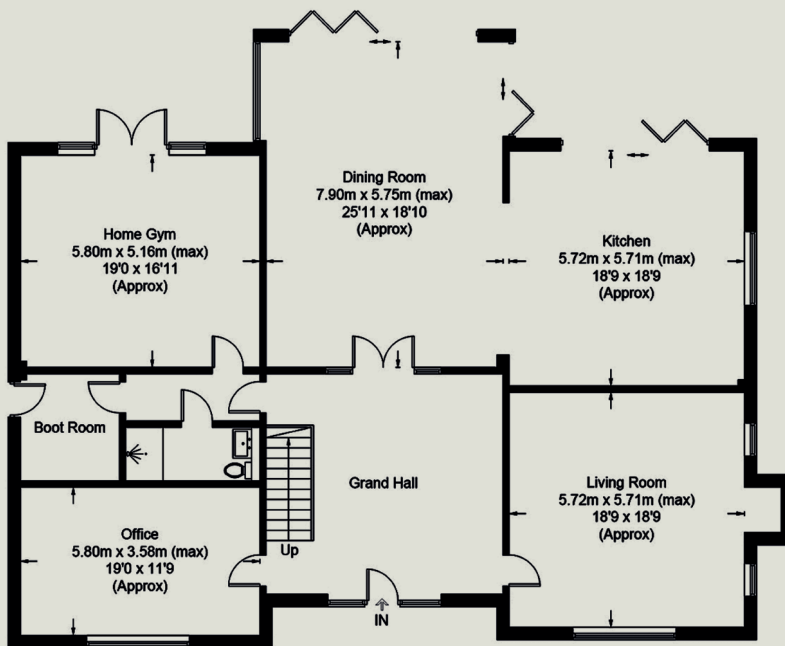
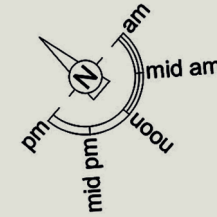
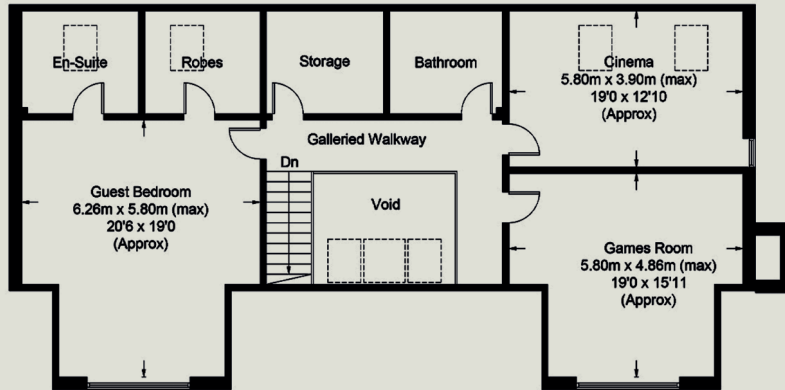
- Air Source Heat Pump with Underfloor Heating to Ground Floor and Bathrooms/En-suites
- Solar Panels
- Log Burner to Feature Fireplace in Lounge





Floor Plans: Approximate Total Gross Internal Area - 549 sq m / 5,908 sq ft

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Sales Enquiries



For further information and to arrange
a viewing please contact us on

01522 440 445 | 07745 440 445 | enquiries@tnha.co.uk

PROPERTY ADDRESS

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Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.