



**Barkworth Farm House, Gatehouse Road, Holton-le-moor,
Market Rasen, LN7 6AG**

£620,000

Standing proudly on beautiful, mature grounds of 2.5 Acres (STS), Barkworth Farm House is a substantial, extended character cottage with well-planned and versatile living accommodation to briefly comprise of five Bedrooms, two Bathrooms, five Reception Rooms, Breakfast Kitchen, Utility Room, Pantry, Ground Floor WC and offering the space and flexibility to cater for multi-generational living with relative ease. With an impressive entrance of a circular Reception Driveway with inset ornamental pond, the property's picturesque wraparound grounds lead on from the large paved patio areas which are ideal for summer entertaining, through the formal lawns and raised vegetable beds/working garden area to a gated entrance way onto the additional paddock; with a large pond, lawns and into the large spinney - a sublime and peaceful spot, ideal for keen horticulturalists and wildlife watchers. Barkworth House simply must be viewed to fully appreciate everything that this wonderful home has to offer alongside the incredible potential and lifestyle opportunities!





SERVICES

Mains Electricity, water and drainage. Oil central heating.

EPC RATING – F

COUNCIL TAX BAND – G

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

ACCOMMODATION

FRONT HALL

8' 11" x 5' 9" (2.73m x 1.77m) With painted composite entrance door with inset glazed panels, dual aspect views provided by uPVC windows to the side and rear elevations, ceiling light point, doors to Lounge and Dining Room.

LOUNGE

14' 5" x 15' 3" (4.40m x 4.67m) Having original feature beams to ceiling, dual aspect views provided by uPVC windows to the front and side elevation, five wall light points, radiator and feature fireplace with exposed rustic hardwood mantle and inset large multi-fuel burner.



INNER HALLWAY

With large under-stairs storage closet and staircase (1 of 2) rising to the First Floor, radiator, two wall light points, archway to the Office, door to the Study and archway to the Garden Porch.

OFFICE

15' 11" x 9' 3" (4.87m x 2.83m) (A large additional Reception Room that is currently utilised as an Office) having internal window to the Garden Porch, uPVC window to the front elevation, a range of built-in storage cupboards, radiator and three ceiling light points.

STUDY

8' 8" x 7' 7" (2.65m x 2.33m) Dual aspect views provided by uPVC windows to the side and the rear elevations, radiator, ceiling light point and door to:



BOILER ROOM

5' 7" x 7' 1" (1.72m x 2.18m) With ceiling light point and housing the floor standing oil fired central heating boiler.

GARDEN PORCH

4' 10" x 14' 1" (1.48m x 4.30m) Triple aspect views provided by uPVC windows and door, tile effect vinyl flooring, internal window to the Office, wall light point and door to:

BOOT ROOM

8' 4" x 7' 10" (2.55m x 2.41m) Having uPVC window to the side elevation, ceiling light point and door to:

STORE

Formerly a WC having ceiling light point and uPVC window to the side elevation.



DINING ROOM

14' 4" x 10' 9" (4.39m x 3.29m) Having original feature beams to ceiling, ceiling light point, radiator, double archways to the Kitchen and door to:

STOREROOM

4' 5" x 5' 11" (1.36m x 1.82m) Having ceiling light point and ample storage/shelving space.

KITCHEN

13' 8" x 13' 9" (4.19m x 4.20m) A comprehensive range of fitted shaker style units and drawers to base level with contrasting wood effect work surfaces and upstands above, inset sink unit with mixer tap over and complementing double larder style full length units and further units to eye level, spaces for dishwasher and fridge freezer, large 'Rangemaster' cooker with extractor hood over, oak feature beam to ceiling, recessed downlighting, dual aspect views provided via uPVC windows to the side elevations, radiator, laminate flooring and door to:



REAR HALL

A large useful Rear Entrance Hallway having oak feature beam to ceiling, ceiling light point, laminate flooring, radiator, coat hanging areas, uPVC entrance door and uPVC window to the side elevation, opening leading to the WC, Utility Room, 2nd staircase and door to:



WC

Having WC, wash hand basin with tiled upstands, ceiling light point and radiator.

UTILITY ROOM

4' 3" x 11' 8" (1.31m x 3.58m) Having fitted shaker style units with contrasting wood effect work surface and upstand over, inset sink unit with mixer tap over, spaces for washing machine and tumble dryer, uPVC window to the side elevation, laminate flooring, oak feature beam to ceiling, radiator and door opening onto the 2nd Staircase rising to the First Floor.

SNUG

12' 5" x 11' 6" (3.79m x 3.52m) Having uPVC window to the side elevation, uPVC French style doors to the opposite side elevation, opening onto the scenic gardens, engineered oak flooring, feature fireplace area with freestanding multi-fuel burner, radiator and ceiling light point.



FIRST FLOOR

Please note that the property has two separate staircases and two Landings.

FIRST LANDING

Accessed via the Inner Hall from the Lounge - this split level Landing provides access to Bedrooms One, Two and Five and the Family Shower Room. Having two ceiling light points, a wall light point and a range of built in airing/storage cupboards.

BEDROOM ONE

16' 0" x 12' 10" (4.88m x 3.92m) Having dual aspect views provided by uPVC windows to the front and side elevations, a large walk-in curtained closet/dressing area, ceiling beam, loft access hatch, two ceiling light points and two radiators.



BEDROOM TWO

15' 2" x 15' 5" (4.63m x 4.70m) Having ceiling light point, two wall light/reading light points, radiator, dual aspect views provided by uPVC windows to the front and side elevations and door to a walk-in closet.

SHOWER ROOM

5' 5" x 7' 1" (1.67m x 2.17m) Having a large fully tiled corner shower cubicle with opening door and direct feed shower, tiling to half walls, WC, wash hand basin with vanity mirror above, frosted uPVC window to the side elevation and radiator.



BEDROOM FIVE

8' 11" x 13' 4" (2.72m x 4.07m) Having fitted cupboards and feature chimney breast alcove with shelving, ceiling light point, uPVC window to the side elevation, radiator and door to:

SECOND LANDING

Having two uPVC windows to the side elevation, two ceiling light points, radiator, doors leading to Bedrooms Three, Four and the Bathroom and access to the second staircase which leads down to the Utility Room.



BEDROOM THREE

11' 5" x 13' 10" (3.48m x 4.22m) Having uPVC window to the side elevation, radiator and ceiling light point.

BATHROOM

9' 0" x 11' 10" (2.76m x 3.61m) Having non-slip vinyl flooring, radiator, tiling to half walls, frosted uPVC window to the side elevation, large fitted airing/storage cupboards over the large panelled bath, wash hand basin, vanity mirror with beauty lighting above, enclosed fully tiled shower cubicle with opening door and electric power shower, loft hatch, two ceiling light points and door to:

WC

Tiling to half walls, WC, frosted uPVC window to the side elevation, non-slip vinyl flooring and ceiling light point.



BEDROOM FOUR

12' 4" x 11' 8" (3.78m x 3.57m) Having dual aspect views provided by uPVC windows to each side elevation, ceiling light point and radiator.

OUTSIDE

The property is accessed via a return circular Reception Driveway with in and out access points and a beautiful central raised pond, leading in turn to the Large Detached Timber Garage with side courtesy door and a planted seating area to the side of the Garage. To the rear of the property there is a useful working garden and storage area, ideal for wheelie bins. A gate leads into the main formal gardens which are set to majority lawns with beautiful, well-stocked flowerbeds and borders, mature trees and hedging to boundaries. There is an extensive paved patio area running across most of the length of the house, offering an ideal summer entertaining and BBQ area. To the far end of the formal gardens, there is a hardstanding working garden area with raised planters/vegetable beds and spaces for garden sheds and greenhouses. A gated access opens onto 'The Paddock' with further lawns, spaces for greenhouses, sheds/workshops and a large oval pond - a serene spot ideal for wildlife watching! The gardens continue onto a picturesque woodland spinney with a beautiful variety of mature trees throughout and views across fields and farmland. The gardens lend themselves to such great potential and extend in all to 2.5 Acres (STS).



WEBSITE

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

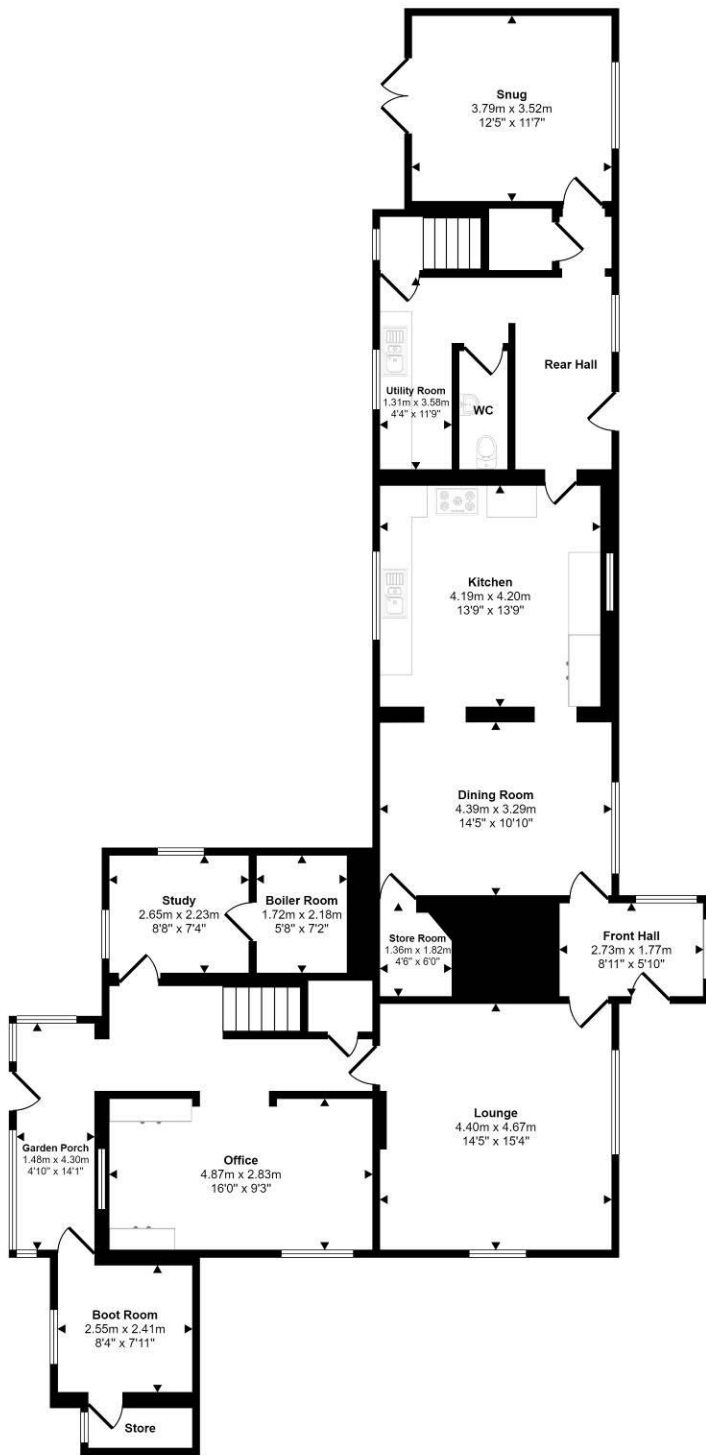
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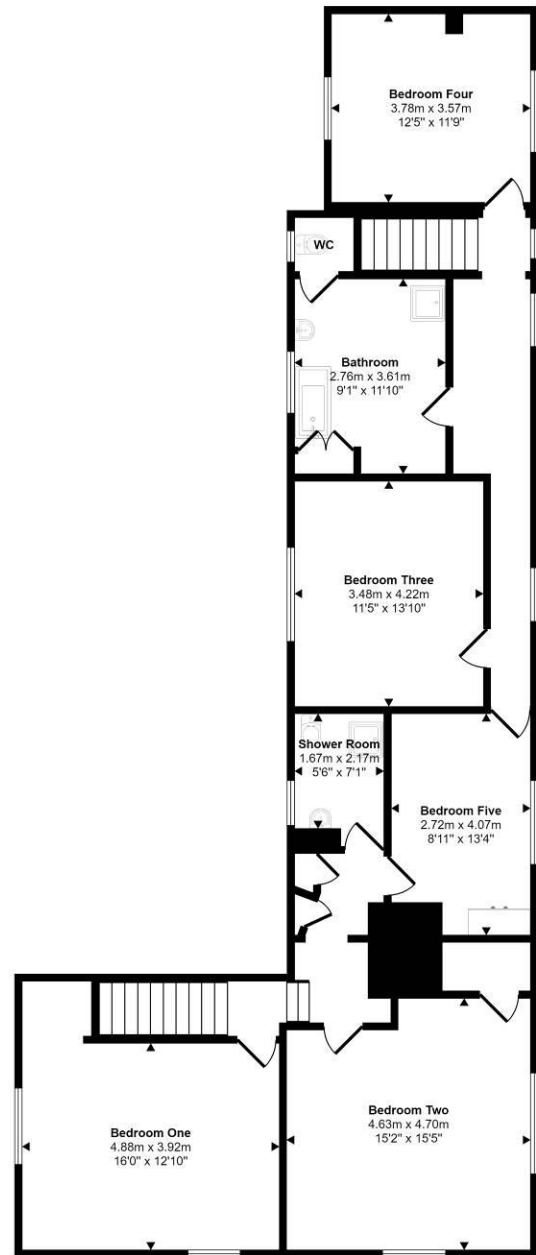
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Approx Gross Internal Area
286 sq m / 3077 sq ft



Ground Floor
Approx 158 sq m / 1696 sq ft



First Floor
Approx 128 sq m / 1381 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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