



Offers in the region of £550,000

TENURE : FREEHOLD

High Street, DN21 3DZ

Bedrooms : 6

Bathrooms : 4

Reception Rooms : 5

**BARN CONVERSION WITH
TRADITIONAL FEATURES**

TWO BEDROOM ANNEXE

**LARGE FAMILY ROOMS
THROUGHOUT**

BIO HEATING

EXTERNAL CCTV

DUAL ENTRY DRIVEWAY

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Welcome to your countryside sanctuary in East Ferry, Lincolnshire! This exquisite property presents a main house and a delightful two-bedroom annex nestled within approximately 3/4 acre of serene surroundings. Boasting modern amenities alongside traditional charm, this residence offers an idyllic blend of comfort and eco-friendly living.

Immerse yourself in the serene beauty of rural Lincolnshire with this stunning barn conversion and accompanying two-bedroom annex, presented to you by Louise Oliver Properties. Nestled within an enchanting village setting, this property offers a haven for those seeking to embrace countryside living away from the hustle and bustle of urban life.

Undergoing a remarkable transformation, the estate spans approximately 0.55 acres of meticulously landscaped grounds, predominantly situated at the rear. Here, you'll revel in the unspoiled vistas of the Lincolnshire countryside, providing a picturesque backdrop to everyday life. Blending contemporary comforts with rustic charm, the main residence showcases traditional features such as exposed trusses and ceiling beams, alongside eco-friendly living elements including a renewable bio-mass fuel boiler system. Step inside the main dwelling to discover a generously proportioned layout, boasting entrances at both front and rear. Sunlit conservatories grace both aspects, leading into two fully equipped kitchens. The first kitchen boasts comprehensive utility amenities and an adjoining ground floor WC, while the heart of the home hosts a modern family kitchen adorned with sleek, high gloss units and a Rangemaster oven. Adjacent, a family dining area overlooks the sprawling countryside through expansive rear aspect windows. The main lounge, bathed in natural light streaming through rear-facing windows, features a captivating bio-mass fuel heater as its centerpiece. Ascending to the first floor, you'll find four inviting bedrooms, including three doubles and a single, complemented by a spacious four-piece family bathroom and an en-suite shower room off the master bedroom.

The two-bedroom annex, accessible via the courtyard, offers versatile living space. A sizable games room presents an opportunity for conversion into an additional family room or guest bedroom. The annex's main area features an open-plan kitchen and living space illuminated by dual aspect windows, with a large rear hall leading to a well-appointed shower room and two double bedrooms.

Externally, the property boasts a dual-access driveway, a charming front courtyard, and a walled garden. At the rear, a workshop with a shop lift, a single garage with electric roll-top doors, and various outdoor amenities await, including a small orchard, raised vegetable plot, established fish pond, and expansive manicured lawn, all overlooking the breathtaking rural panorama.

Don't miss the chance to experience the epitome of countryside living—schedule your viewing today and prepare to be captivated!

****Total Floor Area:** A spacious 3466 sq ft (322.0 sq. m) across both properties.**

Viewings are strictly by appointment only, allowing you to fully appreciate the beauty and tranquility of this exceptional property. Embrace countryside living at its finest—schedule your viewing today and make this serene retreat your own!

RECEPTION HALL

The main entrance hall sets the tone for welcoming elegance, seamlessly connecting the family kitchen area while preserving its own distinct charm. As you step through the composite glazed panel door, the warmth of the space envelops you, inviting you further into the heart of the home. Carpet flooring gracefully transitions from the entrance hall into the main kitchen area, creating a cohesive flow throughout the space. A double radiator ensures comfort, providing warmth during cooler seasons.

Original trusses adorning the ceiling serve as a nod to the property's heritage, infusing the space with character and timeless appeal. Additionally, an original balustrade stable feature gracefully divides the main kitchen space from the entrance hall, adding a touch of rustic charm and architectural interest. This open-plan layout fosters connectivity and fluidity between different areas of the home while maintaining each space's individuality and functionality. Whether you're entertaining guests or enjoying quiet moments with family, the main entrance hall serves as a welcoming gateway to cherished memories and shared experiences.

KITCHEN 4.95m x 4.25m

The main family kitchen, centrally positioned within the property, serves as the heart of the home, offering a contemporary and functional space for everyday living. Adorned with modern gloss-fronted black and white wall and base units, the kitchen exudes sophistication and style. Laminate worktops, complemented by a tiled surround, provide ample workspace for culinary endeavors. A composite one and a half sink with a chrome mixer tap adds both practicality and elegance to the kitchen area. Integral appliances, including a dishwasher and over-hob extractor unit, streamline daily tasks, ensuring efficiency and convenience. A standout feature of the kitchen is the Rangemaster 6-ring oven, a testament to culinary excellence. A mosaic tiled feature splashback adds a touch of personality and visual appeal to the cooking space. Natural light floods the room through the rear aspect uPVC double glazed window, offering captivating views of the surrounding countryside. A feature ceiling light enhances the ambiance, creating a welcoming atmosphere for family gatherings and culinary adventures alike. With carpet flooring providing comfort underfoot and ample space for a dining table, this kitchen invites moments of togetherness and culinary creativity, making it the perfect setting for memorable meals and cherished family moments.

DINING ROOM 5.56m x 3.07m

The family dining room offers a captivating setting for shared meals and cherished gatherings, with stunning rear open aspect views provided by full-length uPVC double glazed windows. These windows frame the picturesque scenery, allowing natural light to bathe the space while providing a seamless connection to the surrounding landscape. Original trusses adorning the ceiling add a touch of rustic charm and character, enhancing the room's ambiance with their timeless appeal. Carpet flooring throughout creates a cozy and inviting atmosphere, inviting guests to linger and savor the moment. A double radiator ensures comfort, providing warmth during cooler evenings and ensuring a pleasant dining experience year-round. Feature ceiling lighting adds an elegant touch, illuminating the space with a soft and welcoming glow. The dining area seamlessly transitions into the sweeping wood frame staircase, which leads to the first-floor bedrooms. Large under stair storage provides practical functionality, offering ample space to stow away belongings and maintain a clutter-free environment. With its blend of comfort, elegance, and functionality, the family dining room is the perfect setting for creating lasting memories and enjoying quality time with loved ones.

LOUNGE 6.23m x 5.56m

Step into the spacious and inviting family room, where panoramic views of the picturesque countryside greet you through large wood laminate uPVC windows at the rear. These expansive windows not only flood the room with natural light but also provide an uninterrupted vista of the surrounding beauty. Original beams and trusses adorn the ceiling, infusing the space with rustic charm and timeless character. Complementing the natural ambiance, carpet flooring throughout offers warmth and comfort underfoot, inviting you to relax and unwind in this serene retreat. To ensure comfort in any season, two double radiators provide ample warmth, while multiple wall-fixed downlights illuminate the room with a soft and welcoming glow, creating an inviting ambiance for both relaxation and entertainment. At the heart of the room, a centrally located biomass fuel heater exudes warmth and coziness, adding to the room's charm while offering an eco-friendly heating solution. Whether enjoying quiet moments with family or entertaining guests, the family room provides a perfect sanctuary to enjoy the tranquility and beauty of the countryside.

CONSERVATORY 3.33m x 3.02m

Positioned at the front aspect, the conservatory serves as a delightful entry point into the main entrance hall, offering a seamless transition from the outdoors to the indoors. Adorned with laminate flooring throughout, the conservatory exudes a sense of warmth and comfort. Surrounded by full uPVC double glazed windows, the conservatory allows natural light to flood the space, creating a bright and inviting ambiance. French doors provide convenient access to the courtyard, inviting gentle breezes and outdoor views into the home. A fixed ceiling fan light enhances the atmosphere, providing gentle illumination and ensuring optimal comfort year-round. Whether used as a tranquil space for relaxation or a welcoming area for greeting guests, the conservatory embodies a perfect harmony of indoor comfort and outdoor charm.

SECOND KITCHEN / UTILITY ROOM 4.05m x 4.25m

This generous utility room, doubling as a secondary kitchen, offers both practicality and style. Modern white wood fronted wall

and base units line the walls, complemented by sleek wooden laminate worktops that provide ample space for food preparation. At the heart of the room stands a kitchen island, boasting a plethora of storage options to keep your culinary essentials organized. As you work, admire the breathtaking views of the Lincolnshire countryside through the rear aspect uPVC window. A mosaic tiled splashback adds a touch of elegance to the space while protecting the walls from water damage. Equipped with essential appliances, including a microwave convection oven, oven and grill, induction hob, and over-hob extractor unit, this kitchen ensures effortless meal preparation. Plumbing for white goods, such as a dishwasher and washer, simplifies your household chores, while additional storage ensures a clutter-free environment. For added comfort, a single radiator provides warmth during cooler days, ensuring a cozy atmosphere throughout the year. Loft access offers convenient storage solutions, allowing you to utilize every inch of space efficiently. Adjacent to the utility room lies the ground floor water closet, providing convenience and functionality for you and your guests.

GROUND FLOOR WC

This well-appointed water closet offers comfort and convenience in a compact space. Featuring a close-coupled toilet and a sleek pedestal hand basin, it provides essential amenities with style. A chrome radiator adds a touch of elegance while ensuring warmth during colder months. Tiled flooring throughout not only enhances the aesthetic appeal but also ensures easy maintenance and durability. A pull cord ceiling light offers efficient illumination, while a rear aspect obscure glazed uPVC window provides natural light and privacy. With its thoughtful design and practical features, this water closet combines functionality with modern elegance, catering to the needs of both residents and guests alike.

SUNROOM *2.83m x 2.14m*

Step into tranquility through the rear entry of the property, greeted by the sunlit charm of the sunroom porch. A sturdy solid wood door beckons you inside, where laminate flooring spreads its warmth underfoot. Open brickwork adds a touch of rustic elegance, while the polycarbonate sunroof bathes the space in natural light. Gaze out through multi-aspect uPVC double glazed windows, offering captivating views of the open rear landscape. Wall-mounted uplights cast a soft glow, enhancing the ambiance of this inviting space. Transition seamlessly into the home through a composite glazed panel door, leading you into the second kitchen/utility room—a perfect blend of functionality and charm.

MASTER BEDROOM *5.56m x 3.30m*

Welcome to the luxurious master bedroom, where comfort and elegance converge to create a serene retreat. Step onto plush carpet flooring that spans the entirety of the room, offering a soft and cozy atmosphere underfoot. Enjoy abundant natural light and picturesque views from dual aspect uPVC double glazed windows, allowing you to bask in the beauty of the surrounding landscape from the comfort of your own sanctuary. Two single radiators ensure optimal comfort, providing warmth during cooler nights. Convenience meets functionality with additional hidden mains power supply points, allowing for seamless integration of modern technology and personal devices. A dedicated dressing area awaits, complete with ample wardrobe storage to accommodate your wardrobe essentials, ensuring organization and ease of access. Indulge in relaxation and rejuvenation in the en-suite shower room, where you can enjoy the convenience and privacy of your own personal spa oasis. With luxurious amenities and thoughtful design, the master bedroom offers a haven of tranquility and comfort, inviting you to unwind and escape the stresses of the day.

EN-SUITE *2.23m x 0.91m*

Step into the luxurious en-suite shower room, a private oasis designed for relaxation and rejuvenation. The room features a mains-connected corner shower, offering a refreshing and invigorating experience. A combination bathroom vanity with a concealed cistern WC and floating hand basin provides both style and functionality, offering ample storage space while maintaining a sleek and modern aesthetic. Enhanced ventilation is provided by an extractor unit, ensuring a comfortable and moisture-free environment after every shower. PVC wall paneling adds durability and easy maintenance, while also lending a clean and contemporary look to the space. Illuminate your personal sanctuary with a ceiling light fitting, providing ample brightness for your grooming routines or moments of relaxation. Underfoot, soft and plush carpet flooring adds warmth and comfort, creating a cozy ambiance that enhances the overall experience of this luxurious en-suite shower room. Whether starting your day with an invigorating shower or unwinding after a long day, this exquisite space offers the perfect blend of style and comfort for your daily routines.

BEDROOM TWO *5.56m x 3.15m*

This double bedroom offers a comfortable and inviting retreat, designed to ensure a restful night's sleep and a pleasant waking experience. The room is adorned with plush carpet flooring, providing a soft and cozy surface underfoot for added comfort. Enjoy ample natural light and picturesque views from the multi-aspect uPVC windows, which flood the room with sunlight and create a bright and airy ambiance. Additionally, the side aspect features an emergency fire exit window,

providing peace of mind and ensuring safety measures are in place. Maintaining optimal comfort throughout the year, a double radiator efficiently distributes warmth, keeping the room cozy during colder months. Two ceiling light points illuminate the space, offering customizable lighting options to suit your preferences and create the desired ambiance. Whether used as a tranquil sleeping space or a versatile guest room, this double bedroom provides a welcoming and comfortable environment for relaxation and rejuvenation.

BEDROOM THREE *3.00m x 2.89m*

Step into this inviting double bedroom, designed to offer both comfort and style. The room features plush carpet flooring, providing a soft and cozy surface underfoot for added warmth and comfort. Spotlights and a feature ceiling light fitting add a touch of elegance and ambiance to the space, allowing you to customize the lighting to suit your mood and preferences. Enjoy serene views and abundant natural light from the rear aspect uPVC windows, which illuminate the room with sunlight and offer a peaceful vista of the surroundings. To ensure comfort throughout the year, a single radiator efficiently distributes warmth, creating a cozy atmosphere during cooler seasons. Whether used as a serene sleeping space or a versatile guest room, this double bedroom provides a welcoming retreat where relaxation and tranquility abound.

BEDROOM FOUR *2.31m x 2.24m*

Step into this charming single bedroom, a cozy retreat designed for comfort and relaxation. Adorned with plush carpet flooring, the room offers a soft and inviting surface underfoot, creating a warm and comfortable ambiance. A single radiator ensures optimal comfort, providing warmth during cooler seasons and ensuring a cozy atmosphere year-round. Enjoy ample natural light and views of the surrounding scenery through the front aspect uPVC double glazed window, which floods the room with sunlight and offers a tranquil vista of the outdoors. Adding to the room's character and charm, exposed original trusses adorn the ceiling, infusing the space with rustic elegance and a touch of historic charm. Whether used as a tranquil sleeping space or a versatile home office, this single bedroom provides a peaceful retreat where comfort and style converge seamlessly.

BATHROOM *3.34m x 1.86m*

Step into the main family bathroom, a luxurious retreat designed to elevate your bathing experience to new heights. This spacious sanctuary boasts a four-piece bathroom suite, ensuring both style and functionality for your daily routines. At the center of the room sits a dual end panel bath, inviting you to indulge in a relaxing soak after a long day. Adjacent to the bath is a walk-in corner shower, featuring double doors for easy access and offering a refreshing and invigorating showering experience. A vanity sink with multiple storage points provides ample space to keep your toiletries organized and easily accessible. The close-coupled toilet offers convenience and efficiency, completing the suite's fixtures with style. Natural light floods the space through a large rear aspect uPVC window, creating a bright and airy atmosphere. A single radiator ensures warmth and comfort, while fully tiled walls add a touch of elegance and sophistication to the room. Underfoot, plush carpet flooring adds warmth and comfort, creating a cozy and inviting ambiance that enhances the overall bathing experience. With its luxurious amenities and thoughtful design, the main family bathroom offers a serene and indulgent retreat where you can unwind and pamper yourself in style.

ANNEXE LOUNGE / KITCHEN *6.82m x 4.25m*

Welcome to the annex, a versatile living space designed for comfort and convenience. With a total floor area of 869 square feet (80.7 square meters), this annex offers ample room for relaxation and leisure. Situated at the front aspect of the property, the annex provides direct access to the courtyard and extended driveway, ensuring ease of entry and exit. Reactalite dual aspect tinted windows adorn the annex, offering privacy and natural light while enhancing the aesthetic appeal. Upon entry via the composite external door, you are greeted by the main lounge space. This welcoming area features dual aspect uPVC windows, flooding the room with sunlight and offering picturesque views of the surroundings. Three double radiators ensure optimal comfort, providing warmth during cooler months. The lounge area boasts plush carpet flooring, creating a cozy and inviting atmosphere for relaxation and entertainment. A ceiling light point illuminates the space, offering brightness and ambiance. The open-plan kitchen area seamlessly integrates with the lounge, providing convenience for meal preparation and socializing. Access to the hallway leads to the bedrooms and bathroom, ensuring easy navigation and accessibility throughout the annex. With its spacious layout and modern amenities, the annex offers a comfortable and inviting environment for residents and guests alike. Whether used as a guest suite, home office, or entertainment space, this annex provides endless possibilities for leisure and relaxation.

ANNEXE SHOWER ROOM *3.27m x 1.48m*

Step into the spacious shower room, a haven of relaxation and rejuvenation. This generously proportioned space features luxurious amenities designed to enhance your bathing experience. At the heart of the room stands a mains-connected walk-in

corner shower, offering convenience and indulgence with its expansive design. Step inside and enjoy the sensation of cascading water, enveloping you in warmth and comfort. Adjacent to the shower, a concealed cistern WC provides a sleek and modern solution for your toileting needs, ensuring functionality without compromising on style. A vanity hand basin with a solid wood countertop takes center stage, offering both elegance and practicality. Situated over a storage unit, this basin provides ample space for storing toiletries and bathroom essentials, keeping your space organized and clutter-free. With its combination of luxurious amenities and thoughtful design, the shower room offers a sanctuary where you can unwind and escape the stresses of the day. Whether starting your morning with an invigorating shower or winding down in the evening, this space provides the perfect retreat for relaxation and rejuvenation.

ANNEXE BEDROOM ONE *4.25m x 2.25m*

Step into the inviting double bedroom, a tranquil space designed for comfort and relaxation. This well-appointed room offers everything you need for a restful night's sleep and a cozy retreat. A double radiator ensures optimal comfort, providing warmth during cooler evenings and ensuring a pleasant ambiance throughout the year. Natural light floods the room through the side aspect uPVC double glazed window, offering serene views of the surroundings and creating a bright and airy atmosphere. Soft and plush carpet flooring adds a touch of luxury underfoot, creating a cozy and inviting environment for relaxation. A ceiling light fitting illuminates the space with a soft and gentle glow, providing ample brightness for your nighttime activities while maintaining a soothing ambiance. Whether used as a peaceful sleeping space or a versatile guest room, this double bedroom offers a welcoming and comfortable environment for rest and rejuvenation.

ANNEXE BEDROOM TWO *3.34m x 2.12m*

Step into the elegant double bedroom, where sophistication meets comfort in every detail. This thoughtfully designed space exudes style and functionality, offering a serene retreat for relaxation. Adorning the floor are sleek porcelain tiles, adding a touch of modern luxury and providing a smooth and easy-to-clean surface that enhances the room's aesthetic appeal. A radiator ensures optimal comfort, providing warmth during colder months and ensuring a cozy atmosphere throughout the year. Natural light streams through the side aspect uPVC double glazed window, offering picturesque views of the surroundings and infusing the room with a bright and airy ambiance. Adding to the room's functionality, a gloss base storage unit provides ample space for stowing away belongings and keeping the room organized and clutter-free. A vertical column radiator not only offers warmth but also serves as a stylish focal point, adding visual interest to the space. Soft carpet flooring throughout enhances the room's coziness, providing a comfortable surface underfoot for relaxation. Tiled lower walls and an extractor ensure easy maintenance and ventilation, while a visual obscuration comprised of a glass block panel adds privacy and style to the side aspect. With its blend of elegance and practicality, this double bedroom offers a tranquil haven where you can unwind and escape the hustle and bustle of everyday life.

GAMES ROOM *6.17m x 4.22m*

Enter the expansive games room, a versatile space designed for entertainment and leisure. Spanning approximately 21 feet in length and 13 feet and 10 inches in width (6.41 meters by 4.22 meters), this room offers ample room for various activities and gatherings. Accessed via an external uPVC glazed door, the games room welcomes you into its inviting ambiance. Original exposed beams and trusses adorn the ceiling, adding rustic charm and character to the space while creating a cozy atmosphere. Natural light floods the room through dual aspect uPVC windows, offering views of the surrounding landscape and enhancing the room's bright and airy feel. Two double radiators ensure optimal comfort, providing warmth during cooler seasons and maintaining a cozy environment for year-round enjoyment. Soft carpet flooring throughout adds to the room's comfort and warmth, inviting you to relax and unwind as you engage in your favorite games and activities. Internal double doors connect the games room to the main annex, offering convenience and easy access between the two spaces. Whether used for lively game nights, family gatherings, or as a versatile recreational area, the games room provides a welcoming environment where fun and relaxation come together seamlessly.

WORKSHOP *9.86m x 4.48m*

Step into the expansive workshop located at the rear of the property, a versatile space designed for various projects and activities. This full-functioning workshop offers everything you need to pursue your hobbies, crafts, or professional endeavors. With double door access, entering the workshop is convenient and hassle-free, allowing for easy transport of equipment and materials. Equipped with a full mains power supply, the workshop provides ample electricity to power your tools and machinery, ensuring that you have the necessary resources to tackle any task. A shop lift adds to the workshop's functionality, allowing you to effortlessly lift and move heavy items or equipment, making it easier to maneuver and organize your workspace. Whether you're a hobbyist, craftsman, or professional tradesperson, the workshop offers a dedicated space where you can unleash your creativity and bring your projects to life. With its spacious layout and comprehensive amenities, this workshop provides the perfect environment for productivity and innovation.

DOUBLE GARAGE 5.79m x 4.95m

Welcome to the garage, a practical and versatile space designed to meet your automotive and storage needs. Located at the rear of the property, this garage offers convenient access and a range of amenities to enhance its functionality. The garage features an electric roll-top door, providing seamless access for vehicles and equipment. Adjacent to the roll-top door is a composite glazed entry, offering an additional access point to the garage for pedestrian use. Inside the garage, you'll find a power supply with fixed overhead lighting, ensuring visibility and convenience for any tasks or projects you may undertake within the space. The apex roof boasts exposed trusses and insulation, providing structural integrity and climate control to help regulate temperatures within the garage throughout the year. For added comfort and efficiency, the garage is equipped with a biomass fuel heater, allowing you to maintain a comfortable temperature during colder months while minimizing energy costs. Externally, the garage features a mains power supply and solar panels on the roof, harnessing renewable energy to power the property and reduce its environmental footprint. Whether used for parking vehicles, storing equipment, or as a workshop space, the garage offers a practical and well-equipped environment to support your lifestyle and activities.

EXTERNAL

Step into the charming courtyard, a picturesque outdoor space accessible from both the main property and the annex building. As you enter through the double gated access from the large paved driveway, you'll find ample off-road parking nestled adjacent to the annex, providing convenient parking solutions. A raised decking seating area beckons you to unwind and enjoy the outdoors, with access to the front aspect conservatory serving as the main entry to the property. Adorned with shingle borders and featuring a rustic York stone table, reminiscent of the barn's original charm, this seating area offers a delightful spot for alfresco dining and relaxation. Surrounding the perimeter of the courtyard, raised beds brim with vibrant foliage, while feature external lighting adds a touch of enchantment to the surroundings. Side aspect gated access leads to the rear gardens, allowing for seamless exploration of the property's outdoor spaces. The courtyard is home to a diverse array of well-established fruit trees and shrubs, including pear, plums, apples, blackberries, redcurrants, and black currants, creating a bountiful landscape that delights the senses and offers seasonal delights. Nestled within the courtyard, the walled garden exudes tranquility and charm. Enclosed by a full walled perimeter with raised steps and gated access, this secluded oasis offers a serene retreat amidst lush greenery. Laid to lawn and adorned with established shrubs and herbaceous borders, the walled garden provides a peaceful setting for leisurely strolls and quiet contemplation. Fully established gooseberry bushes add to the garden's allure, offering the promise of sweet harvests to come. Step into the rear garden, where idyllic rural vistas await. Accessed from the large double gates leading from the main village road, a winding shingle driveway guides you to secure off-road parking for multiple vehicles, ensuring convenience and peace of mind. A sprawling manicured lawn takes center stage, framed by the open aspect views of rural farmland. A fully fenced perimeter encloses the land, providing privacy and security for outdoor activities and gatherings. Features abound in the rear garden, including a workshop and garage, an established fish pond, raised beds, and a raised vegetable plot, offering endless opportunities for outdoor enjoyment and cultivation. Fruit trees, including cherry, rhubarb, raspberry, and damson, dot the landscape, adding a touch of natural beauty and providing a bounty of seasonal delights for your enjoyment. Spanning approximately 0.55 acres of fenced land, subject to survey, the property offers a sprawling canvas for your rural retreat. While every effort has been made to accurately measure the plot, prospective buyers are strongly advised to verify the measurements with their own surveyor to ensure accuracy and satisfaction.

Disclaimer

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