



# CHOICE PROPERTIES

*Estate Agents*

The Barn Kenwick Hill,  
Louth, LN11 8NP

Price £850,000



It is a pleasure for Choice Properties to bring to the market this stunning and expansive barn conversion laid out over two floors, situated in the most sought after location, just a short distance from the thriving market town of Louth.

Boasting character and history throughout while offering all the conveniences of contemporary living. The unique architecture of the property sets it apart, making it a truly special place to call home.

The property stands proudly within expansive grounds of approximately 1.5 acres, beautifully landscaped and adorned with an abundance of established plants and trees throughout.

Another fantastic selling point are the garages, both quadruple garage and further double garage with workshop. These are really beneficial and lend themselves to numerous uses.

Early viewing is highly advised!

Offering generously proportioned rooms throughout with the most desirable layout, this abundantly light and beautifully presented accommodation comprises:-

#### **Entrance porch**

#### **Dining room**

19'0' x 18'6'

Staircase to the first floor, exposed beams to the ceiling, flag stone flooring, 9kw log burner set into featured arch bricked surround, power points, radiator, ample space for a dining table

#### **Reception room**

16'0' x 18'6'

12kw log burner set into featured brick surround with quarry tile hearth and oak beam, exposed beams to the ceiling, TV Aerial point, two large picture windows overlooking the most stunning views, power points, radiator, fully carpeted.

#### **Kitchen**

18'2' x 13'0'

Fitted with a range of Oak wall and base units with granite worksurfaces over, one and a half bowl resin sink unit with drainer and stainless steel mixer tap, Range master cooker 110 with featured brick surround, exposed beams to the ceiling, integral dishwasher, dual aspect windows, inset spot lights to the ceiling, flag stone flooring, power points, telephone point, TV Aerial point.

#### **Utility room**

11'1' x 7'0'

Newly fitted in 2022, fitted with a range of wall and base units with worksurfaces over, one bowl porcelain sink unit with stainless steel mixer taps, quarry tiled flooring, cupboard housing the electrics, cupboard housing the wall mounted gas combination boiler, alarm system, space for fridge/freezer, inset spot lights to the ceiling, wall mounted CCTV system which records onto the hard drive.

#### **Snug**

15'3' x 11'0'

Two sets of French double opening patio doors leading out into the garden, quarry tiled flooring, TV Aerial point, power points, radiator.

#### **W.c.**

7'0' x 3'8'

Fitted with a two piece suite comprising wash hand basin set into vanity unit with stainless steel taps, w.c., featured panelling to the walls, quarry tile flooring.

#### **Office**

12'10' x 9'0'

Exposed beams to the ceiling, large picture window, power points, radiator, telephone point, fully carpeted.

#### **Landing**

Partially vaulted with exposed beams to the ceiling, power points, fully carpeted.

#### **Bedroom 1**

19'0' x 12'2'

Remarkably spacious master bedroom, dual aspect windows over looking stunning views of the garden, exposed beams to the ceiling, built in wardrobes with dresser and vanity mirror, TV Aerial point, fully fitted Panasonic 42" HD television, power points, radiator, fully carpeted, door to:-

#### **En-suite shower room**

9'0' x 5'10'

Fitted with a modern three piece suite comprising large 2 meter walk in shower with mains shower over, wash hand basin set into vanity unit with mixer tap, dual flush w.c., heated towel rail, exposed beams to the ceiling, vanity mirror with lighting, inset spot lights to the ceiling, mermaid board to the walls.

#### **Walk in wardrobe**

6'0' x 5'10'

Providing ample storage and rail space, fully carpeted.

#### **Bedroom 2**

13'0' x 12'8'

Remarkably spacious double bedroom, inset spot lights to the ceiling, power points, radiator, fully carpeted, door to:-

#### **En-suite Bathroom**

9'0' x 5'6'

Fitted with a modern three piece suite comprising panelled bath with mixer tap and mains shower attachment over, pedestal wash hand basin with stainless steel taps, w.c., tiled flooring, featured panelling, chrome heated towel rail, tiled flooring, airing cupboard, inset spot lights to the ceiling.

#### **Bedroom 3**

14'4' x 8'0'

Spacious double bedroom, exposed beams to the ceiling, fitted wardrobes with shelving and drawers, power points, radiator, fully carpeted.

#### **Bedroom 4**

12'4" x 9'0"

Built in triple wardrobes, radiator, power points, loft access, fully carpeted.

#### **Bathroom**

7'0" x 6'6"

Fitted with a three piece suite comprising larger than average step up panelled bath with stainless steel taps, pedestal wash hand basin with stainless steel taps, w.c., tiled walls and flooring, shaving point, extractor, heated towel rail.

#### **Driveway**

Spacious driveway providing off road parking for multiple vehicles including caravans and motorhomes.

#### **Quadruple Garage**

39'4" x 19'8"

Newly built in 2022, four electric roller doors, power points, eight low energy strip lights, car charging point, two external security lights.

#### **Double garage & Workshop**

Three light oak roller doors, power, two low energy strip lights, outside security light, external power point, water supply, loft access - substantial storage space going across both garages and the workshop.

#### **Double Garage**

19'6" x 19'0"

#### **Workshop**

14'0" x 16'0"

#### **Gardens**

The property stands proudly within extensive gardens of approximately 1.5 acres. The gardens are adorned with an abundance of established plants, trees and shrubbery throughout. There are several secluded seating areas which are ideal for entertaining family and friends or simply soaking up the sunshine. Featured within the grounds is a beautiful 'Crown Pavilions, Hampton Court' Summerhouse which is made from red wood with a cedar roof and will be fully furnished and features both dining table and oval coffee table with glass tops, circular bench with burgundy cushions with beige piping and heat and light unit. Finally setting the scene and adding a tranquil ambience to this garden is a well established pond with beneficial hose to the side. The grounds provide space and peace throughout, making this a truly magnificent garden.

#### **Additional note**

Please note all curtains and blinds will be included in the sale. The curtains in the reception room, dining room and office are all full drop length curtains.

#### **Tenure**

Freehold.

#### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band F.

#### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

#### **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

#### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.















Floor 0



Floor 1


Approximate total area<sup>(1)</sup>

2348.69 ft<sup>2</sup>

Reduced headroom

40.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and it will become Legbourne Road. Then at the roundabout turn right onto Kenwick Hill. Then take your first left (before Kenwick Park) and you will see the entrance to The Barn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			70
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

