



THE BARN THORPE-LE-VALE

MARKET RASEN, LN8 6AR

£600,000
FREEHOLD

Proudly presenting The Barn, offering arguably the finest panoramic views across the Lincolnshire Wolds.

Set within 5.78 acres (STS), this residence also gives the 'wow' factor internally with spacious living accommodation circa 3500sqft effortlessly flowing across two levels.



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DESCRIPTION

A truly stunning opportunity to have a luxurious countryside lifestyle.

Boasting just over 3,500 sq ft of living space, the property has been meticulously designed to blend modern living requirements with the tranquillity of its blissful surroundings with striking focal windows that frame the breathtaking vista, bringing the outdoors in. The heart of the home is the open-plan living dining kitchen, complete with a vast range of high-quality integrated appliances and a useful WC. Additionally, there is a spacious lounge with multi-fuel burner and a snug that can easily be transformed into an extra ground floor bedroom if desired with the added benefit of a ground floor wet room as well. The ground floor accommodation concludes with a large utility/laundry room, a home office and plant/storage room. Rising to the first floor, the master bedroom is a true retreat, featuring a viewing nook, a luxury ensuite bath and shower-room and a dressing room. Three more well proportioned double bedrooms each have their own ensuite, ensuring comfort, practicality and privacy for all residents.

Outside, the property is nestled upon 5.78 acres (STS) of land, offering ample space for outdoor activities and enjoying a slice of the good life! The grounds previously had planning permission granted for a swimming pool and floodlit manege, ideal for equestrian enthusiasts looking to indulge in their passion. This property sublimely fuses luxury, comfort, and the beauty of nature - don't miss this rare opportunity to own your very own rural retreat in the heart of the Lincolnshire Wolds.

LIVING DINING KITCHEN

Entering inside via the large traditional barn style door, the Living Dining Kitchen is encompassed by natural light and includes two large, full length focal windows to each elevation. The Living Area offers the perfect area for enjoying a morning coffee with the beautiful outlook and flows immediately to:

KITCHEN AREA

The modern fitted kitchen features gloss finished units and a superb granite topped central island complete with curved storage units below, integral wine/drinks cooler and dishwasher, a breakfast bar seating area and an inset sink and waste disposal unit with instant hot water tap over. Further complimenting units run parallel to the wall beyond with granite upstand over the induction hob with an extractor hood above, deep pan drawers below and large units to eye level. Opposite features a range of beautifully contrasting wood grain effect full length units with a recess for large American

style fridge freezer and two chest height electric fan oven and grills to each side.

DINING AREA

An impressive reception area with ample space for a large dining table and chairs with feature low level pendant light above the table area, full length bi-folding doors to the rear garden. Staircase with open recess beneath rising to the first floor and door to:

WC

With WC and wash hand basin.

LOUNGE

An impressive yet inviting reception room with full length windows and double doors to one wall and providing ample room for media outlets, furnishings and large sofas and arm chairs complimented by a feature multi-fuel burner, allowing for cosy nights by the fire.

SNUG

Accessed from the Lounge and featuring two doors, one split stable style, which open onto the gardens to each side of the property and velux style windows to the part vaulted ceiling. Currently used as an additional welcoming reception room, this large room could also be utilised as a guest/ground floor bedroom or even potentially as an annexe - perfect for multi-generational living with its clever link through to the Utility Room and onto the ground floor Wet Room as well.

UTILITY / LAUNDRY ROOM

Featuring velux style windows to the part vaulted ceiling, with space for washing machine, tumble dryer and a handy range of fitted gloss finished units including drawers and larder style cupboard with wooden topped work surface over, metro style tiled upstands and an inset sink unit.

Offering the potential to be used as a kitchenette with relative ease as well. Door to the Office and opening to the inner corridor which provides access to the Wet Room and Plant Room.

OFFICE

Accessed via a private corridor with motion sensor lighting, this wonderfully secluded Office is an ideal for that all important 'work from home' set up or alternatively, as a Hobby Room. With window to the rear and door to the gardens.



GROUND FLOOR WET ROOM

With large walk in tiled shower area with direct feed shower and side splash screen, suspended wash hand basin with vanity mirror area above and complimenting tiled upstand and tile finished WC. An internal high rise window allows for natural lighting as well.

PLANT ROOM AND STORE

Large Plant Room and Storage area housing the central heating boiler and plant for the underfloor heating system as well.

FIRST FLOOR LANDING

Hardwood staircase with inset glass panels and runner carpet rises to the first floor and an internal corridor with stunning feature windows to the front elevation welcome in natural lighting to compliment the motion sensor downlighting as well. Doors to all principal first floor rooms.

MASTER BEDROOM

Giving show stopping rural views through the incredible full length windows and opening double doors, the Master Bedroom Suite has been designed with the outlook in mind and features a cosy viewing nook as well. The Bedroom area provides ample space for super-king size bed and further furnishings and the added bonus of a spacious Ensuite Bath and Shower-room and a generous Dressing Room.

DRESSING ROOM

With fitted open rails and shelving, space for dressing table and ample storage.

ENSUITE BATHROOM

This serene space was purely made to relax and unwind in! The large bath enjoys a glorious view across the Wolds via the internal window inset to the tiled feature wall and to cater for all requirements, there is also a large walk in fully tiled shower cubicle with mosaic tiled feature inset strip, direct feed double head shower and full length side splashscreen. Gloss finished suspended vanity wash hand basin with vanity mirror and inset beauty lighting functions above, complimenting full length vanity cupboard to the shower area. and towel rail radiator. The Ensuite also offers touch button power to the wall and remote controlled colour changing mood lighting.

BEDROOM TWO

A spacious double bedroom with window to the rear and ample space for a kingsize bed and further furnishings. Door to:

ENSUITE

With fully tiled walk in shower cubicle with direct feed shower and side splashscreen, WC, towel rail radiator and vanity wash hand basin with vanity mirror with beauty lighting.

BEDROOM FOUR

Whilst the smallest of the four doubles, this is still an inviting double bedroom with window to the rear and ample space for a kingsize bed and further furnishings. Door to:

ENSUITE

With fully tiled walk in shower cubicle with direct feed shower and side splashscreen, WC, towel rail radiator and vanity wash hand basin with vanity mirror with beauty lighting.

BEDROOM THREE

A spacious double bedroom with window to the rear and ample space for a kingsize bed and further furnishings. Door to:

ENSUITE

With fully tiled walk in shower cubicle with direct feed shower and side splashscreen, WC, towel rail radiator and vanity wash hand basin with vanity mirror with beauty lighting. The Ensuite also offers touch button power to the wall and remote controlled colour changing mood lighting.

OUTSIDE

With a sweeping driveway concluding at the gravelled reception parking area, the grounds total 5 Acres STS and wraparound 'The Barn' and nestle beside rolling fields set to crops. The Formal Rear Garden basks in a glorious south facing disposition and is majority walled, set to lawn with patio areas.

PLANNING PERMISSION

Planning Permission was formerly granted under ELDC Planning Application N/108/00813/16 approved for the construction of a swimming pool with enclosure over, construction of a private sand school/ménage, erection of an equestrian arena mirror 3.0m in height and erection of 4no. poles 4 metres in height each with 2no. floodlights.

AGENTS NOTE

The neighbouring partially converted Barn, known as 'The Granary' is also available by separate negotiations if desired - please contact us for full details.







ADDITIONAL INFORMATION

Local Authority – East Lindsey District

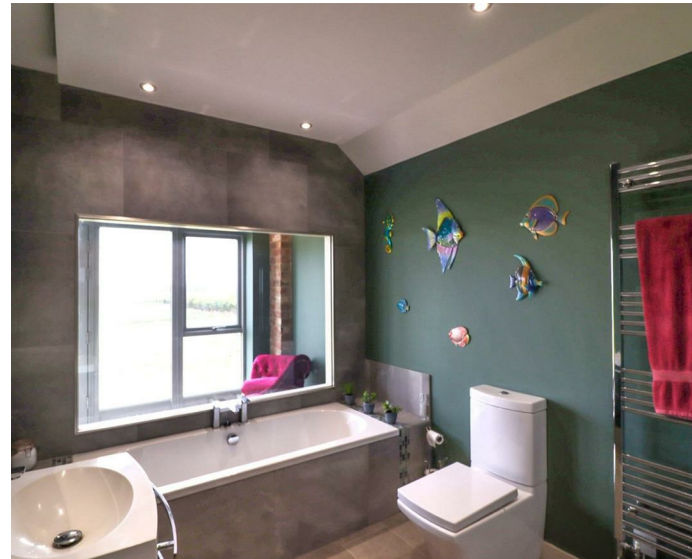
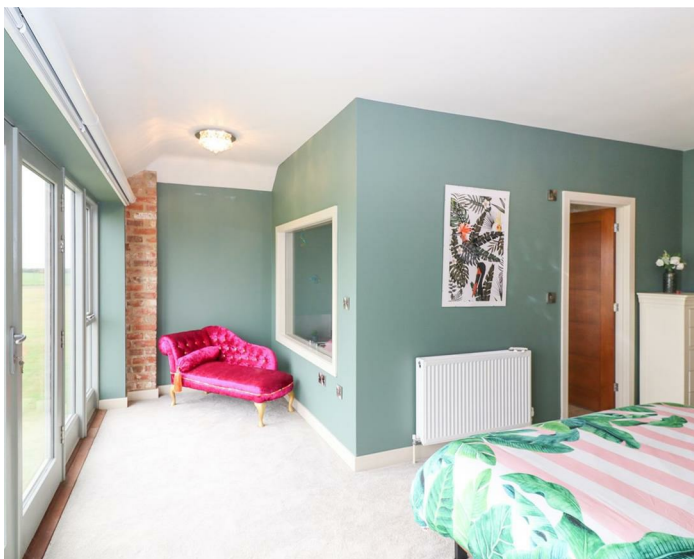
Council

Council Tax – Band F

Viewings – By Appointment Only

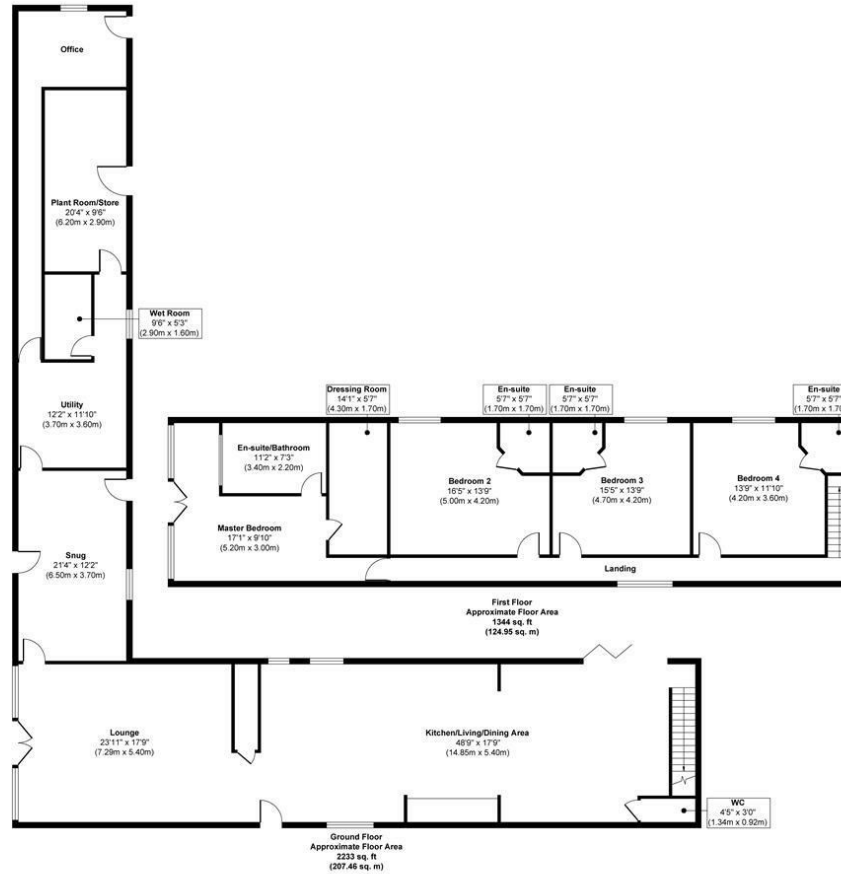
Floor Area – 3547.00 sq ft

Tenure – Freehold





The Barn, Thorpe Le Vale



Approx. Gross Internal Floor Area 3577 sq. ft / 332.41 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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