



LARKRISE MEADOW LANE

BENNIWORTH LN8 6JJ

£800,000
FREEHOLD

The epitome of countryside living. Standing proudly in the heart of the Lincolnshire Wolds, boasting outstanding equestrian features that equally compliment the extensive impressive living space internally.

Elegant yet welcoming, Larkrise is where space, comfort and the wonder of the outdoors entwine effortlessly.



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LARKRISE MEADOW LANE



Description

Nestled in the tranquil setting of Benniworth, this highly refined country home offers an exceptional living experience.

Set upon approximately 2.35 acres (STS) of beautifully maintained grounds, this property is perfect for those seeking both space and serenity.

The house boasts four well-appointed reception rooms, providing ample space for relaxation and entertainment. The impressive open-plan living and dining kitchen is the heart of the home, seamlessly connecting to a snug, dining room, garden room and lounge, all designed to create a warm and inviting atmosphere.

With four/five bedrooms distributed across both levels, this residence offers versatile living options, complemented by three en-suite shower-rooms and a family bathroom.

For equestrian enthusiasts, the property features excellent quality facilities, including a brick-built stable block with two stables, a tack & feed store and a hay store with hardstanding crew yard, all surrounded by Lincolnshire post and rail fencing that encloses three paddock areas.

The expansive grounds also beautiful formal gardens, an orchard and a beautiful paved courtyard patio area. A large detached garage block and additional stabling to the right of the entrance driveway ensures that all your external storage needs are met with ease.

Situated on a no-through country lane, this home provides a peaceful retreat while still being conveniently located. With parking available for numerous vehicles/horseboxes and caravans, this property is ideal for families and those who enjoy hosting guests.

Experience the perfect blend of luxury and country living in this stunning home, where every detail has been thoughtfully considered.

Reception Hall

An inviting space large enough to double up as a Snug with the added cosiness of a feature log burner and large window to the rear. The hardwood staircase rises to the first floor with open recess beneath, doors leading to the further living accommodation and Inner Hall providing access to the ground floor bedrooms and bathroom.

Dining Room

An impressive yet welcoming reception room with a striking focal point of the farmhouse inspired brick and timber plinthed fireplace complete with inset solid fuel closed combustion stove.

Large window to the rear, double doors opening onto the large front reception patio and internal door to:

Lounge

An ideal entertaining and unwinding space with feature fireplace complete with gas fired stove, ample space for comfy sofas and armchairs, dual aspect views with a large bay window that offers idyllic views across the paddocks.

Double doors open to:

Garden Room

With superb views across the well-established outdoor space and double doors opening onto the extensive patio area, the Garden Room makes a beautiful dining and relaxing space.

Open Plan Living Dining Kitchen

The essence of a country kitchen - combining a quality fitted kitchen complete with farmhouse style ovens that may easily cater for all occasions with the luxurious bonus of space for entertaining, dining and relaxing near the stove.

This beautiful space is bathed in natural light with tri- aspect views, the vaulted ceiling complete with beautiful oak trusses that mirror the elegant shape of the full length feature window to the rear whilst the underfloor heating and free-standing cylindrical stove provide a snug ambience. A stable style door opens onto the rear garden for ease of access to the gardens for alfresco dining.

The Kitchen area offers a cleverly designed range of storage and an extensive central island offering ample working space complete with concealed pop up electrical point, drinks refrigerator, integral fridge and fitted units below. Further units and display cabinets adorn the far wall with counter downlighting and an inglenook style fireplace houses the double oil fired 'Aga' and separate additional farmhouse style double electric fan oven - perfectly planned for cooking in all seasons.

Door to:

Utility

The spacious Utility offers a generous working space

and laundry room with plumbing for washing machine, space for tumble dryer and large American style fridge freezer. With two windows to the side, door to the rear driveway and garden and internal door to:

Store/WC

Not currently utilised as a WC however plumbing does remain should a new owner wish to reinstate.

Inner Hall

Accessed via the Entrance Hall, the Inner Hall features a full range of fitted closets providing excellent storage and guides us to the downstairs Bedrooms and Family Bathroom.

Master Bedroom Suite

Formerly two bedrooms that has been extensively 'opened up' into one, the former second bedroom door does remain should a new owner wish to revert back with a simple stud wall.

Bedroom Area

With window to the side elevation overlooking the formal gardens, this large double bedroom has a luxurious en-suite shower room and open arch to:

Dressing Room

With window to the side elevation, providing ample space for dressing table, vanity area and full length wardrobes.

Ensuite Shower-room

Having fully tiled walls and flooring, frosted window to the side, elegant shaped wash hand basin, WC and a large walk in shower with direct feed double head shower including rainfall showerhead.

Bedroom Four

With window to the side elevation this well sized double bedroom is serviced by the Family Bathroom next door.

Family Bathroom

With freestanding roll top bath, WC, wash hand basin, frosted window to the side, tiling to floor and part walls.

First Floor Landing

The return staircase rises from the Reception Hall with spacious galleried Landing that is utilised as a TV Snug

and Office Space. With dual aspect views via dormer style windows and doors to the first floor bedrooms.

Bedroom Two

With dormer style window to the side elevation and velux style window to the front, this well sized double bedroom is serviced by an ensuite shower room.

Ensuite

Having shaped wash hand basin set upon an open shelved unit, WC and enclosed shower cubicle with velux style window to the front.

Bedroom Three

With 2x velux style windows, this well sized double bedroom is serviced by an ensuite shower room.

Ensuite

Having shaped wash hand basin set upon an open shelved unit, WC and enclosed shower cubicle with frosted window to the side

Outside

The gated driveway provides ample parking for numerous vehicles/horse boxes and caravan and provides access to the Detached Garage Block and further log/garden store to the right, space for a dog kennel and run and a return parking circle to the left with steps rising to the property's entrances. The well established, wraparound formal gardens are a serene and picturesque setting ideal for the keen gardener and countryside lover - with well stocked borders and a beautiful central flowerbed that are further complimented by the vegetable gardens, Orchard and wildflower meadow that then meet the Lincolnshire post and rail fenced paddocks. The Stable Block is of excellent quality - brick built with pantile roof with power, lighting and a concrete hardstanding crew yard to the front to service the two stables, the tack & feed store and the walk in hay/shavings/equipment store. A useful five bar gated entrance is situated to the left hand side of the stable block for ease of supply deliveries and paddock maintenance as well.

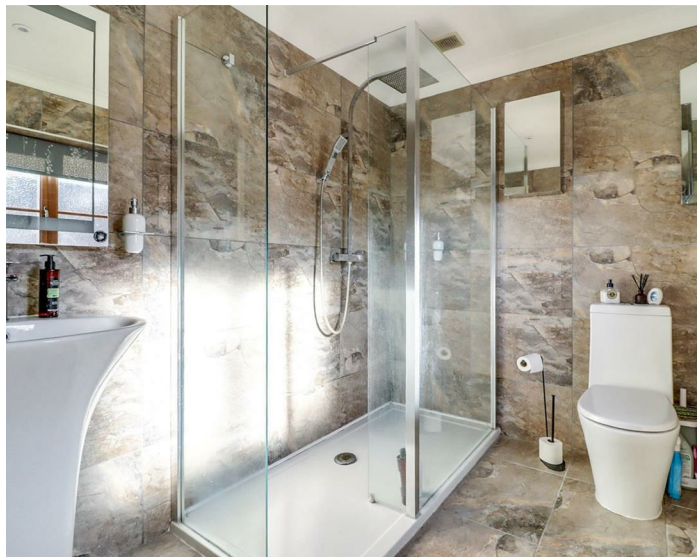
AGENTS NOTE

In accordance with the Estate Agents Act 1979 and for full transparency, we wish to disclose that the Acting Agent is related to the sellers - all negotiations will be dealt with in full confidence by a separate colleague at Biltons Estate Agency instead.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



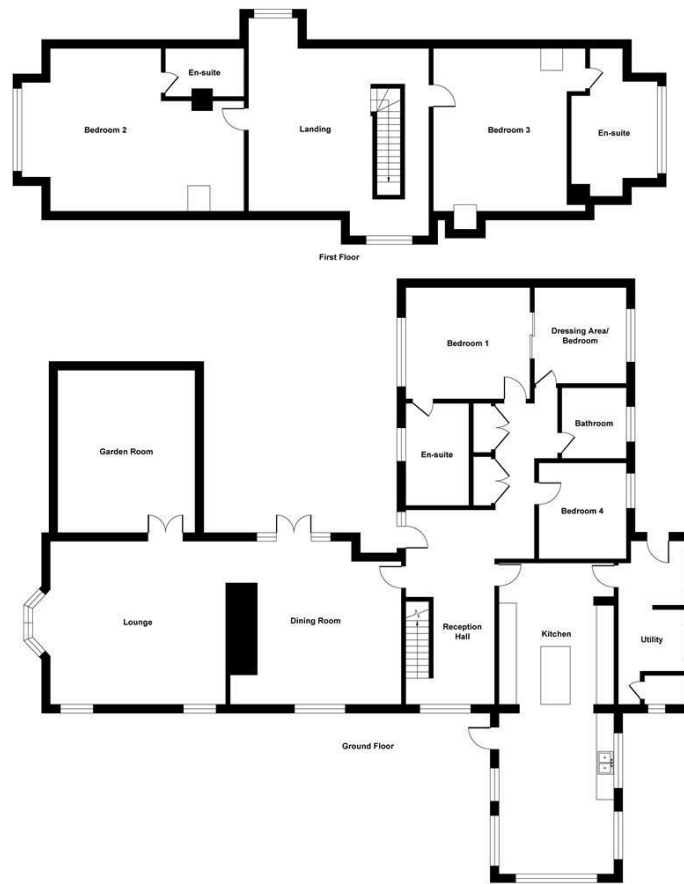


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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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