



NEW HOLME FARMHOUSE

BISHOP NORTON LN8 2BQ

£700,000
FREEHOLD

Grand proportions, Georgian grace and grounds to roam.

'New Holme Farmhouse' is a truly rare find with elegant living space totally nearly 2900sqft, a large detached barn and 2.3 acres (STS) of rural serenity.



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NEW HOLME FARMHOUSE



Description

Nestled in the picturesque setting of Bishop Norton, this stunning home offers a unique blend of fascinating character features that entwine with modern living requirements beautifully.

Set on a generous plot of 2.56 acres, the property provides a tranquil retreat while still being conveniently accessible.

Spanning an impressive 2900 square feet, this residence boasts three spacious reception rooms, perfect for both entertaining and family life. The large dual-aspect lounge features a charming bay window and an open fireplace, creating a warm and inviting atmosphere. Double doors lead to the rear garden, seamlessly connecting indoor and outdoor spaces.

The separate dining room, also with a bay window and focal fireplace, adds to the elegance of the home. The heart of the property is the extended living dining kitchen, which is equipped with a log burner, a large island and a feature window that floods the space with natural light.

Practicality is key in this home, with a utility laundry room, pantry, boot room, and a convenient ground floor WC catering to the needs of modern family life. Upstairs, you will find five well-proportioned bedrooms, including four doubles and one single, alongside two family bathrooms and an additional separate WC.

The exterior of the property is equally impressive, featuring ample gated parking for multiple vehicles, wraparound formal gardens, an abundant orchard and the adjoining two paddocks to the rear. A vast detached barn (1095 sqft) adds incredible opportunities and further potential, offering four store areas, one of which has been transformed into a studio with office space and storage above, ideal for those seeking a creative workspace or additional living space.

This exceptional home combines the charm of Georgian architecture with the comforts of contemporary living, making it a perfect choice for families or those seeking a peaceful lifestyle in a beautiful setting.

Entrance Porch

Providing a convenient suntrap, the useful entrance porch may also be utilised as a work or seating area if desired, with door opening into:

Reception Hall

The welcoming Reception Hall guides us to all principal rooms with the impressive staircase rising to the first floor.

Lounge

An enchanting room with large bay complete with window seat to the front, a large open fireplace with ornate grate and gliding onto the rear garden views via the double french style doors.

Living Kitchen

The heart of the home - this empathetically extended space provides a wonderous family living zone that caters for everyday life as well as larger family gatherings with homely style and well planned practicality.

With an incredible bespoke central island and breakfast bar where the occupants can congregate with ease and space as well as more than ample room for a large dining table and chairs, a snug area around the logburner that's perfect to soak up the garden views via the feature window and having more than adequate storage, topped off with the traditional farmhouse style oven to the quirky inglenook. With door to the Dining Room and arch to the hall and onto further ground floor accommodation.

Dining Room

Offering a variety of uses, the final reception room enjoys a bay window to the front, a beautiful ornate open fireplace and door that leads back to the main Reception Hall

Inner Hall

Leading in a 'L' shape from the Reception Hall to the practical ground floor rooms and with open arch to the Living Kitchen.

Lobby / Boot Room

With door and window to the garden, providing a useful area for boots and cloaks.

Utility/Laundry Room

The large Utility features space for washing machine and tumble dryer, features the floor standing oil fired boiler, a useful range of fitted units for storage, inset butler style sink and window and stable style door opening to the gardens.

Pantry

With window to the rear and a great range of fitted cupboards and shelving, the Pantry also offers adequate space for large fridge/freezers

Ground Floor WC

Servicing the ground floor with WC, wash hand basin and frosted window to the rear.

First Floor Landing

The wide Reception Landing provides access to the first floor living with large window to the front and loft access hatch to ceiling.

Bedroom One

This generous double bedroom features a window to the rear and space for further bedroom furnishings.

Bedroom Two

This generous double bedroom features a window to the front, a vast range of fitted bedroom storage, dressing table area and drawers and space for further bedroom furnishings.

Bedroom Three

This generous double bedroom features a window to the front, a range of fitted wardrobes and space for further bedroom furnishings.

Shower Room

With metro style tiling to majority walls, wash hand basin, WC, large shower area with side splashscreen, frosted window to side and electric power shower.

Bedroom Four

This generous double bedroom features a window to the side, a range of fitted wardrobes and space for further bedroom furnishings.

WC

Servicing the first floor, having WC, wash hand basin and frosted window to the rear.

Bedroom Five

The fifth single bedroom features a window to the side and built in wardrobe.

Bathroom

The dual aspect Family Bathroom features a luxurious freestanding clawfoot roll top bath with electric shower above and wash hand basin.

Outside

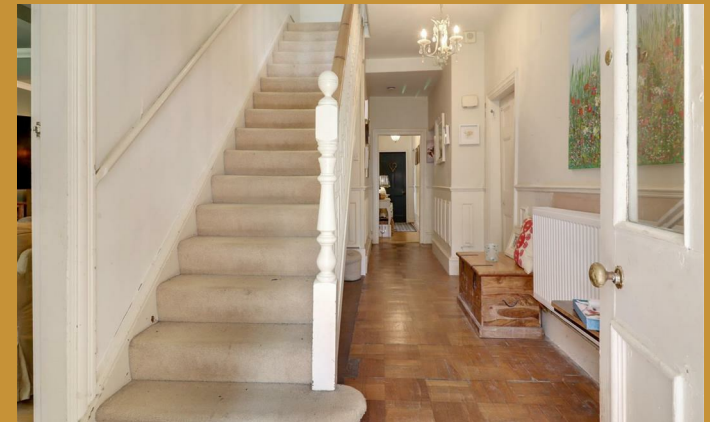
Outside the wraparound gardens are wonderfully secluded from the lane by well established hedging and mature trees set predominately to lawn and extending to the rear, leading off to a secret garden area with a fruitful orchard, ample space for vegetable plots/greenhouses plus the naturally concealed swimming pool pump house and swimming pool (currently utilised as a wildlife pond) and concluding with the two paddocks to the far boundary which are sheltered by hedging and trees to all boundaries providing a safe haven for livestock. The Detached Barn is situated to the front entrance of the property on the right of the entrance gates and offers an abundance of exciting possibilities!

Barn

Totalling 1095sqft in all, the detached barn is another valuable asset to this impressive home.

Store 1 - 6.72m x 4.30m - converted to provide a spacious and bright Studio with steps rising to Store Area 2
(First Floor) Store 2 - 6.72m x 4.30m - a useful office space making this an ideal work from home and business opportunity
Store 3 - 4.73m x 4.30m - currently used for storage and unconverted offering the potential to be used as stabling or transforming into further business/living accommodation (STPP)
Store 4 - 5.50m x 4.30m - as Store 3 with opportunity to convert to 2 storeys if required and desired (STPP)

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ADDITIONAL INFORMATION

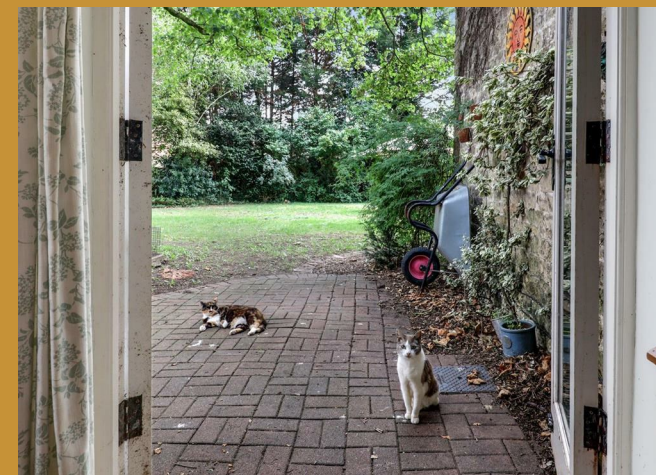
Local Authority – West Lindsey

Council Tax – Band G

Viewings – By Appointment Only

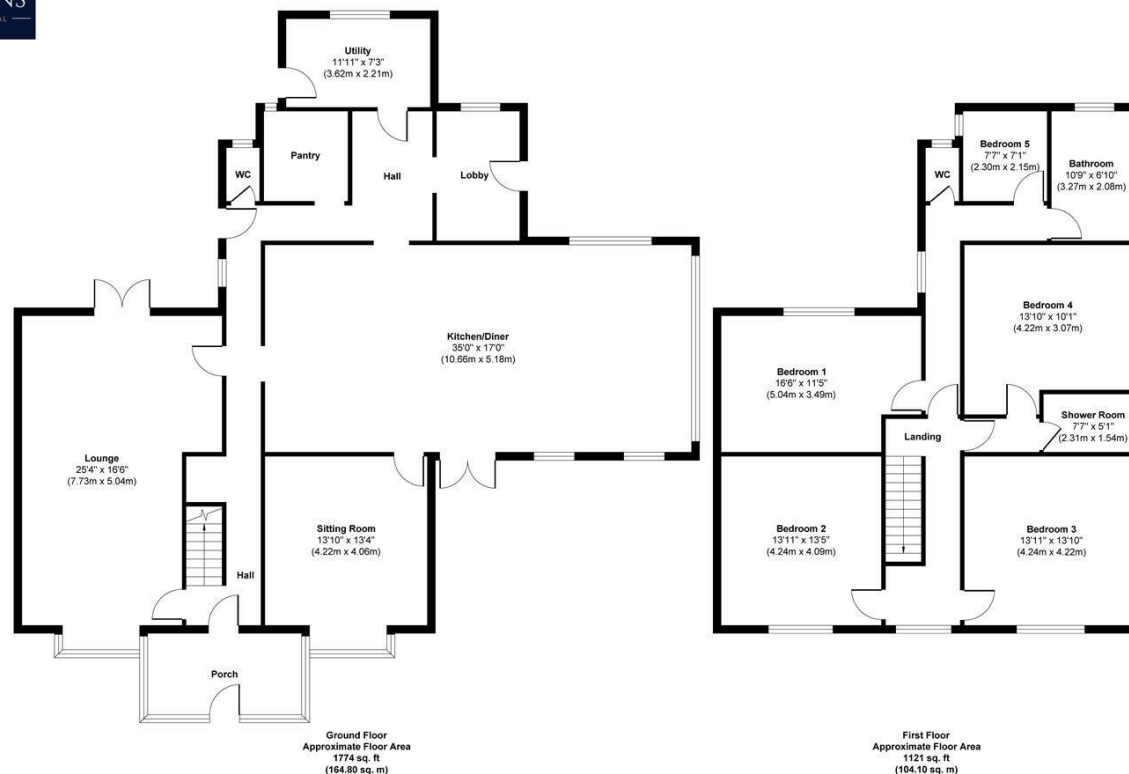
Floor Area – 2900.00 sq ft

Tenure – Freehold





Pingle Lane, Bishop Norton



Approx. Gross Internal Floor Area 2895 sq. ft / 268.90 sq. m

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		65
(39-54) E	37	
(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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