



Thorpes Barn Lineside, Amber Hill, Boston, PE20 3QZ
£695,000

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A truly exclusive opportunity to secure a high-end, architect-designed modern barn, completing summer 2025, with early purchasers invited to tailor the kitchen and bathrooms to their personal vision of luxury. A stunning four-bedroom contemporary barn-style home set in the picturesque Lincolnshire countryside, this newly built property offers an impressive blend of modern luxury and rural charm. Designed with open-plan living at its heart, the spacious interior is flooded with natural light from large feature windows and bi-fold doors that seamlessly connect the living space to the landscaped garden. The kitchen is beautifully appointed with premium appliances including a Quooker boiling water tap. Comfort and efficiency are front and centre, thanks to a state-of-the-art heat pump system, whole-house ventilation with heat recovery, and underfloor heating on both levels, all managed through intuitive smart controls. With its striking architectural design, generous plot, and peaceful countryside setting, this home offers an exceptional standard of living both inside and out.



Kitchen/Living/Dining Room

27'1" x 32'11" (8.27 x 10.04)

Open-plan, spacious area with bi-fold doors overlooking the garden.

Master Bedroom

12'2" x 13'10" (3.71 x 4.24)

Comfortable shaped room, with conveniently included en-suite and wardrobe and floor to ceiling windows.

Wardrobe

5'10" x 5'6" (1.79 x 1.69)

Spacious walk-in wardrobe, maximising storage.

En-suite

5'10" x 7'11 (1.78m x 2.41m)

A private sanctuary connected to the Master Bedroom.

Family Bathroom

10'6" x 8'8" (3.20m x 2.64m)

A practical and functional place for the whole family.

Hallway

17'1" x 13'3" (5.23 x 4.06)

The grand entryway.

Hallway

3'6" x 28'0" (1.09 x 8.54)

Provides access to the other 3 bedrooms.

Utility Room

8'1" x 8'0" (2.47 x 2.44)

Modernised architecture featuring an exit.

Bedroom 2

17'2" x 10'3" (5.24 x 3.13)

Includes large window providing ample natural lighting as well as a walk-in wardrobe and an en-suite.

Wardrobe

5'10" x 5'10" (1.78 x 1.80)

Maximises storage.

En-suite

6'11" x 5'10" (2.11 x 1.79)

Easy access with natural lighting.

Bedroom 3

13'1" x 10'3" (4.00 x 3.14)

Well proportioned room with en-suite and walk in wardrobe.

Wardrobe

5'9" x 5'10" (1.77 x 1.79)

Square shape for maximal storage.

En-suite

6'11" x 5'9" (2.11 x 1.77)

Features floor to ceiling windows.

Bedroom 4

13'2" x 10'3" (4.03 x 3.13)

Easy access to all the home's amenities with window onlooking the garden area.

The snug/ living room

13'10" x 19'1" (4.23 x 5.82)

Designed for comfort and tranquillity as a loft area.

Description

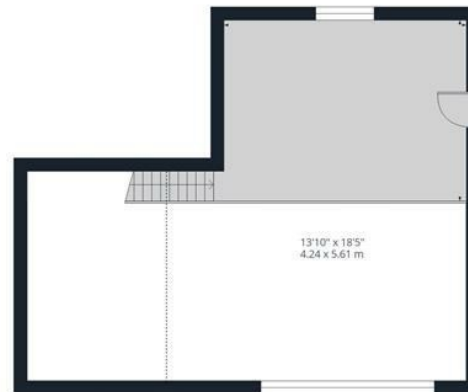
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2440 ft²

226.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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