



william
h brown

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Fort Barn, Scrane End, Freiston, Boston, Lincolnshire



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TWO BEDROOM ANNEX AND FIVE GARAGES
STUNNING COUNTRYSIDE VIEWS
3D CINEMA ROOM WITH BESPOKE FITTINGS
BEAUTIFULLY TENDERED GARDENS
HIGH SPECIFICATION THROUGHOUT

STUNNING BARN CONVERSION FURNISHED TO THE HIGHEST STANDARD WITH LARGE AND FLEXIBLE LIVING ACCOMODATION

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ENTRANCE HALL

13' 8" x 11' 1" (4.17m x 3.38m)

With front entrance door with obscure glazed side panels, stone flooring with underfloor heating, exposed brickwork walls, ceiling mounted beams, Velux window, wall light point, thermostat for under floor heating, door to Cloakroom, Cloak Cupboard and further high level storage cupboard.

CLOAKROOM

With WC, pedestal wash hand basin with mixer tap, fully tiled walls, obscure glazed window, ceiling recessed lighting, stone flooring.

WALK-IN CLOAK CUPBOARD

With wall mounted coat hooks, wall mounted shelving, ceiling recessed light.



LOUNGE

37' 11" x 15' 5" (11.56m x 4.70m)

With continuation of the flagstone flooring with underfloor heating, range of mood lighting, ceiling mounted beams, window and French doors leading to the rear garden, wall mounted thermostat, staircase

leading to mezzanine level. Vaulted ceiling, fitted log burner with exposed brickwork wall and hearth, fitted flat screen Samsung TV (to be included in the sale), 3D Cinema projector mounted on ceiling beam and served by remote controlled concealed 3D cinema screen audio system (to be included in the sale).



MEZZANINE LEVEL/STUDY 15' 7" x 8' 1" (4.75m x 2.46m)

With stairs from Lounge. Providing office space and enjoying views over the Lounge. Ceiling light point, Velux roof windows.

LIVING KITCHEN 29' 8" x 13' 7" (9.05m x 4.15m)

Being fully fitted and appointed to an extremely high standard with counter top with inset double sink with mixer tap, range of base cupboards and drawers, integrated dishwasher, integrated washing machine, low level LED kickboard lighting, Oil fired Rayburn (also runs the central heating and hot water), tiled splashbacks, return base level storage unit with stone counter top, windows, bi-fold doors to rear courtyard, continuation of flagstone flooring, vaulted ceiling with feature mounted ceiling light points, further mood lighting.



GROUND FLOOR BATHROOM

With central free standing bath with mixer tap and shower attachment, walk-in shower with wall mounted shower with shower attachment, WC, 'His & Hers' hand basins with mixer taps and vanity units beneath, tiled flooring, tiling to 3 walls, 1 exposed brickwork feature wall, exposed ceiling mounted beams, obscure glazed windows, wall mounted heated towel rail.



GROUND FLOOR MASTER BEDROOM

28'3" x 15' 9" (8.60m x 4.80m)

With windows to dual aspects, French doors leading to the rear enjoying views over the garden, underfloor heating, wall mounted underfloor heating thermostat, feature brickwork wall, exposed ceiling mounted beams, ceiling mounted lighting. The vendor informs the agent that provision is in place if required by a potential purchaser for the Bedroom to be split into 2 smaller rooms should they so wish, so the addition of a corridor through the Ground Floor Master Bedroom being considered by the current vendor could again be considered by prospective purchasers subject to gaining relevant planning permissions.

From Mezzanine Level access to:

BEDROOM 2

16' 3" x 12' (4.95m x 3.65m)

With windows to dual aspects, Velux roof lights, radiator, ceiling recessed lighting. Walk-in airing cupboard with hot water cylinder and shelving within and ceiling mounted light point.

EN-SUITE

With corner shower cubicle with wall mounted mains fed shower within, WC, wash hand basin with vanity unit and mixer tap, tiled

flooring, fully tiled walls, ceiling recessed lighting, extractor fan, ceiling mounted beams.

EXTERIOR

Fort Barn is approached over a gravelled driveway which provides off road parking. Two sets of gated access lead to various sections of the property. Fort Barn sits in approximately 1 acre with a mixture of driveway and domestic gardens, barn conversion, annexe and garaging.





ANNEXE

With front entrance door leading into the:

OPEN PLAN LIVING KITCHEN AREA

19' 7" x 14' 5" (5.96m x 4.39m)

With Kitchen comprising a return solid wooden work surface with base level storage units and drawers, integrated dishwasher, stainless steel sink and drainer unit with mixer tap, integrated over and electric hob with illuminate stainless steel fume extractor above, oil central heating boiler. The Living Area comprises a radiator, coved cornice, ceiling recessed lighting, exposed brickwork feature wall, log burner, windows to dual aspects.

INNER HALLWAY

With radiator, coved cornice, access to roof space, ceiling light point, cloak cupboard with wall mounted coat hooks within.

BEDROOM 1

11' 4" maximum x 8.11 (3.45m maximum x 2.72m)

With radiator, coved cornice, ceiling recessed lighting, obscure glazed window, ceiling light point, built-in cloak cupboard with hanging rails and shelving within.

BEDROOM 2

11' 5" x 8' 8" (3.47m x 2.65m)

With radiator, coved cornice, ceiling recessed lighting, built-in wardrobes, obscure glazed window.



With 3-piece suite comprising double shower cubicle with wall mounted shower within and further shower attachment, pedestal wash hand basin with mixer tap, WC, tiled flooring, wall mounted heated towel rail, tiling to walls, coved cornice, ceiling recessed lighting.

Being predominantly laid to hardstanding and providing ample off road parking for numerous vehicles. Patio areas provide entertaining space.

With 2 remote controlled electric roller doors. With stone flooring, served by power and lighting, windows to dual aspects, built-in storage space.

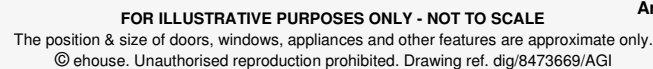
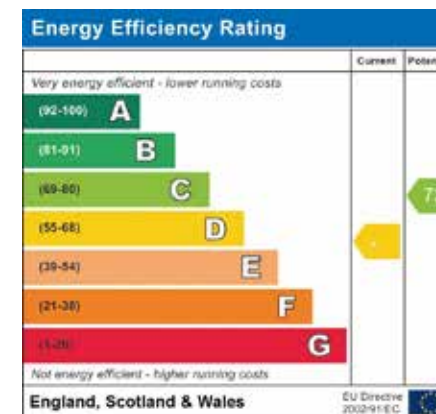
WC

With stainless steel sink and drainer unit, base level storage units, tiled flooring, ceiling recessed lighting, WC.

With 3 remote controlled roller doors, stone flooring, ceiling mounted lighting, exposed brickwork wall. In the agents opinion this sizeable section of garaging could also provide further living accommodation subject to gaining relevant planning permissions and consents.

Further gated access leads to the rear of the property to paved patio area with steps leading up to the generous gardens which are predominantly laid to lawn with feature wall to one side. The remainder of the garden is enclosed by fencing and laurel hedging. The gardens enjoy far reaching views of open farmland and are served by external tap, power and lighting.

SECURE TIMBER CLAD STORE



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PRICE ON APPLICATION

A simply stunning barn conversion furnished to the highest standard throughout with a meticulous eye for detail. Fort Barn benefits from large and flexible living accommodation, an equally stunning 2 Bedroom Annexe and 5 Garages all situated in approximately 1 acre (subject to survey) of beautifully tended grounds overlooking farmland to the majority.

The property also benefits from audio visual systems including 3D cinema projector mounted on ceiling beam and served by remote controlled concealed 3D cinema screen audio system and bespoke fixtures and fittings.

Viewing by appointment with our Select Consultant on

01205351010

or email boston@williamhbrown.co.uk

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Fort Barn, Scrane End, Freiston, Boston, Lincolnshire

- Two Bedroom Annex and five Garages
- Stunning countryside views
- 3D Cinema Room with bespoke fittings
- Beautifully tended gardens
- High specification throughout




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