



- Stunning Barn Conversion
- Plenty Of Room For Further Development
- 4 Bedrooms
- 3 Reception Rooms
- Family Bathroom & 2 En-Suites
- Outbuilding & Dutch Barn
- Sought After Village Location
- Chain Free

Aysgarth, Hall Drive, Canwick, LN4 2RG,
Offers In Region Of £635,000





Nestled just on the outskirts of Lincoln, Canwick village offers a perfect blend of rural tranquility and city convenience.

This charming village boasts a collection of character stone built homes, leafy lanes and panoramic views over Lincoln and the surrounding countryside.

This peaceful idyllic setting is complimented by it's proximity to Lincoln's historic city centre just a short drive away providing easy access to a range of amenities, shops, restaurants and excellent schools.

This stunning barn conversion nestled in the heart of Canwick is offered chain free and currently consist of 4 bedrooms, 3 reception rooms, kitchen diner, utility room, family bathroom and 2 en-suites. With potential for conversion both to the first floor roof void and the outbuilding adjacent to the Dutch barn.

The property is accessed via gated entrance down a sweeping driveway and sits on a generous sized plot with the front and rear gardens enjoying enviable privacy.

To truly appreciate this property's accommodation and location an internal inspection is highly recommended.

Call today to view. Council tax band: F. Freehold.



Front door into:

Hallway

20' 0" x 6' 6" min (6.09m x 1.98m)

Having stairs rising to first floor with understairs storage cupboard.

Lounge

23' 0" x 18' 4" (7.01m x 5.58m)

Having a 10ft high beamed ceiling, 2 double radiators, stone built feature fireplace, 3 sliding patio doors leading to rear garden and French doors leading to front garden.

Kitchen Diner

18' 2" max x 14' 4" max (5.53m x 4.37m)

Having a range of fitted wall and base units with rolled edged work surfaces, one and a half sink with single drainer unit, built-in appliances include an eye level Neff grill and oven below, extractor hood, ceramic hob, integrated fridge and plumbing for dishwasher, a double radiator, tiled flooring, recess spot lights to ceiling, French door to front aspect and double glazed window to rear aspect.

Utility Room

7' 1" x 6' 10" (2.16m x 2.08m)

Having storage cupboard, plumbing for washing machine, tiled flooring, space for fridge, freezer and dryer. Door to rear garden.

Formal Dining Room

18' 2" x 9' 7" (5.53m x 2.92m)

Having dual aspect windows to side and rear aspect and a double radiator.

Sitting Room

13' 1" x 11' 4" (3.98m x 3.45m)

Having uPVC French doors to rear garden and a double radiator.

Downstairs Bathroom

9' 2" x 7' 5" (2.79m x 2.26m)

Having a modern fitted 3 piece suite comprising of double shower cubicle with rainfall and mains fed shower over, wash hand basin, low level flush WC, fully tiled walls, underfloor heating, heated towel rail and 2 frosted windows to rear aspect.

Master Bedroom

16' 9" x 13' 10" (5.10m x 4.21m)

Having a range of built-in wardrobes, chest of drawers and overhead storage, a double radiator, window and French doors leading to front garden. There is also a door to:

En-Suite

13' 10" x 7' 2" (4.21m x 2.18m)

Having a modern 3 piece suite comprising of a panelled bath with shower attachment, low level flush WC, wash hand basin, partly tiled walls, stainless steel heated towel rail, airing cupboard housing a hot water cylinder and water softener and additional storage, recess lighting to ceiling and a frosted window to front garden.

First Floor Landing

Having window to front aspect.

Bedroom 2

18' 3" x 10' 0" (5.56m x 3.05m)

Having window to rear aspect, a double radiator and door through to en-suite and door leading to roof void.

En-Suite

10' 9" x 4' 10" (3.27m x 1.47m)

Having a 3 piece suite comprising of a shower cubicle, low level flush WC and wash hand basin.

Roof Void Area

36' 0" x 18' 8" (10.96m x 5.69m)

This area could be converted to provide further accommodation subject to the usual planning permission and building regulations.

Bedroom 3

18' 2" x 9' 5" (5.53m x 2.87m)

Having dual aspect window to side and rear aspects and a double radiator.

Bedroom 4

9' 3" x 7' 5" (2.82m x 2.26m)

Having window to rear aspect and radiator.

Outside Front

Entrance to the property is via a double gate leading to a sweeping driveway through to the front garden and Dutch barn. Front garden is mainly laid to lawn with a variety of flowers, plants and shrubs, gate to the side and rear of the property for access.

Outbuilding

17' 1" x 15' 7" (5.20m x 4.75m)

Having an outbuilding which could be converted to provide further accommodation. A wall mounted central heating boiler, fuse box, light and power.

Dutch Barn

17' 10" x 16' 2" (5.43m x 4.92m)

Having parking for 2 cars.

Outside Rear

Is mainly laid to lawn with a variety of flowers, plants and shrubs.





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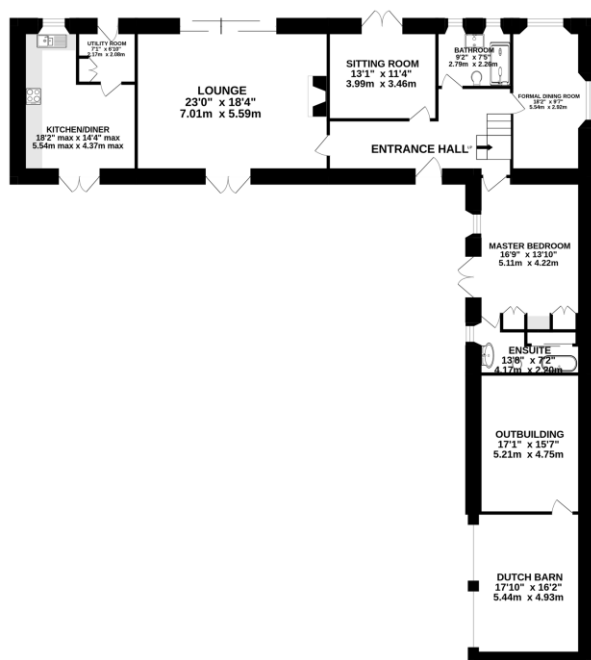


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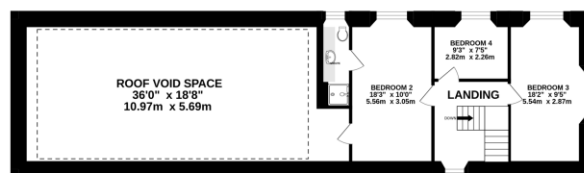


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GROUND FLOOR
2043 sq.ft. (189.8 sq.m.) approx.



1ST FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA : 3295 sq.ft. (306.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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