



- Spacious Detached Bungalow
- Pleasant Village Location
- 5 Bedrooms, Master En-Suite
- 19'10" Sitting Room
- Approx 3 Acres!
- Large Driveway
- Triple Stable Block
- NO CHAIN!

Wynmallen, Abbey Road, Bardney, LN3 5XD,
£625,000



BEAUTIFUL BUNGALOW IN 3 ACRES!! Located in a non estate location with views over its own paddocks and surrounding countryside is the substantial detached bungalow which stands in approximately 3 acres, within the village of Bardney.

Accommodation briefly comprises the entrance hallway, 19'10 sitting room with large bay window overlooking the gardens, additional family/dining room with French doors onto the garden, 24'2 kitchen diner, utility and wc. The property also has five very well proportioned bedrooms to include a master bedroom with ensuite, a double bedroom which is currently used as an office, and a large guest suite (formerly part of the double garage) which would be suitable as annexe accommodation or home office or salon.

Outside the property benefits from a substantial driveway with parking and turning space for many vehicles, partial garage/garden store and gardens which extend to the side and rear.

To the rear are two gated and fenced paddocks areas, triple stable block with adjacent water supply and horse shelter.

In the agent's opinion viewing is essential in order for the property to be fully appreciated.

NO CHAIN!! Council tax band: E. Freehold.



Entrance Hallway

Having uPVC front entrance door, oak wooden flooring, radiator, airing cupboard with shelving and radiator, coved ceiling and access to loft.

Sitting Room

19' 10" x 16' 8" into bay (6.04m x 5.08m)

Having large walk-in bay window with views over the garden and paddocks beyond, modern gas fireplace with surround, oak wooden flooring, radiator, coved ceiling and wall lights.

Family/Dining Room

14' 0" x 9' 10" (4.26m x 2.99m)

Being suitable for a variety of different purposes and having oak wooden flooring, radiator, coved ceiling, window overlooking side garden and large French doors overlooking the rear garden and paddocks beyond.

Kitchen Diner

24' 2" x 9' 10" (7.36m x 2.99m)

Having a range of matching wall and base units, slide out larder, frosted glass display cabinet, corner carousel unit, oak work surfacing, one and a half bowl single drainer sink unit with mixer taps over, built-in double eye level oven, gas hob with cooker hood over, integral dishwasher, space for full height fridge freezer, ceramic tiled floor, radiator, coved ceiling, LED downlights and French doors overlooking the side garden.

Utility

10' 1" x 6' 3" min (3.07m x 1.90m)

Having single drainer stainless steel sink unit with mixer taps over, tiled splash backs and base unit beneath, matching larder unit, plumbing for washing machine, space for tumble dryer, ceramic tiled floor, radiator and central heating boiler.

WC

Having low level WC, corner wash hand basin with tiled splash backs, ceramic tiled floor, radiator and extractor.

Master Bedroom

12' 4" to front of wardrobes x 12' 4" (3.76m x 3.76m)

Having 2 large double built-in wardrobes, window overlooking the gardens and paddocks beyond, laminate wood effect flooring and radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed rainfall shower and glass shower door, pedestal wash hand basin, low level WC, tiled effect laminate flooring, radiator, part tiled walls, electric shaver point, LED downlights and extractor.

Bedroom 2

13' 2" to front of wardrobes x 10' 6" (4.01m x 3.20m)

Having 2 double built-in wardrobes, laminate wood effect flooring and radiator.

Bedroom 3

9' 10" x 9' 0" (2.99m x 2.74m)

Having laminate wood effect flooring and radiator.

Bedroom 4

11' 0" max x 10' 8" (3.35m x 3.25m)

Being currently utilised as an office and having laminate wood effect flooring and radiator.

Guest Bedroom

19' 2" x 12' 10" (5.84m x 3.91m)

Being formerly part of the double garage and currently being used as a guest bedroom, however suitable for a wide variety of different purposes to include annexe accommodation, home salon or work premises, subject to the necessary consents.

Family Bathroom

Having spacious 2 piece suite comprising tiled shower cubicle with electric shower appliance and glass shower door, panelled bath with traditional style hand held shower attachment over, pedestal wash hand basin, low level WC, tiled effect laminate flooring, radiator, part tiled walls, electric shaver point and extractor.

Outside Front

A five-bar gate gives access to substantial gravelled driveway and turning area with space for many vehicles,. Double garage door leads to partial garage/garden store, outside lighting, cold water tap, pathways at both sides leading to rear.

Garage/Garden Store

19' 6" x 6' 4" (5.94m x 1.93m)

Having twin up and over doors, electric vehicle charging point, power points, lighting and access to roof space.

Outside Side

To the side of the property is a large paved patio area with awning and outside lighting and garden shed.

Outside Rear

To the rear of the property is a substantial lawned garden with paved patio area and outside lighting, triple stable block (re-roofed in 2024) with adjacent water supply, 2 gated and fenced paddock areas and horse shelter.





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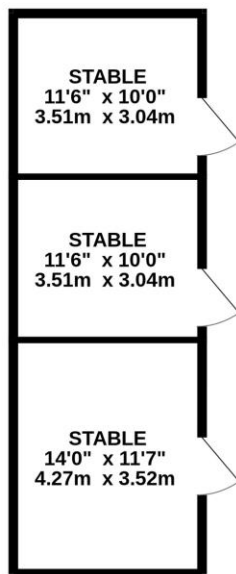
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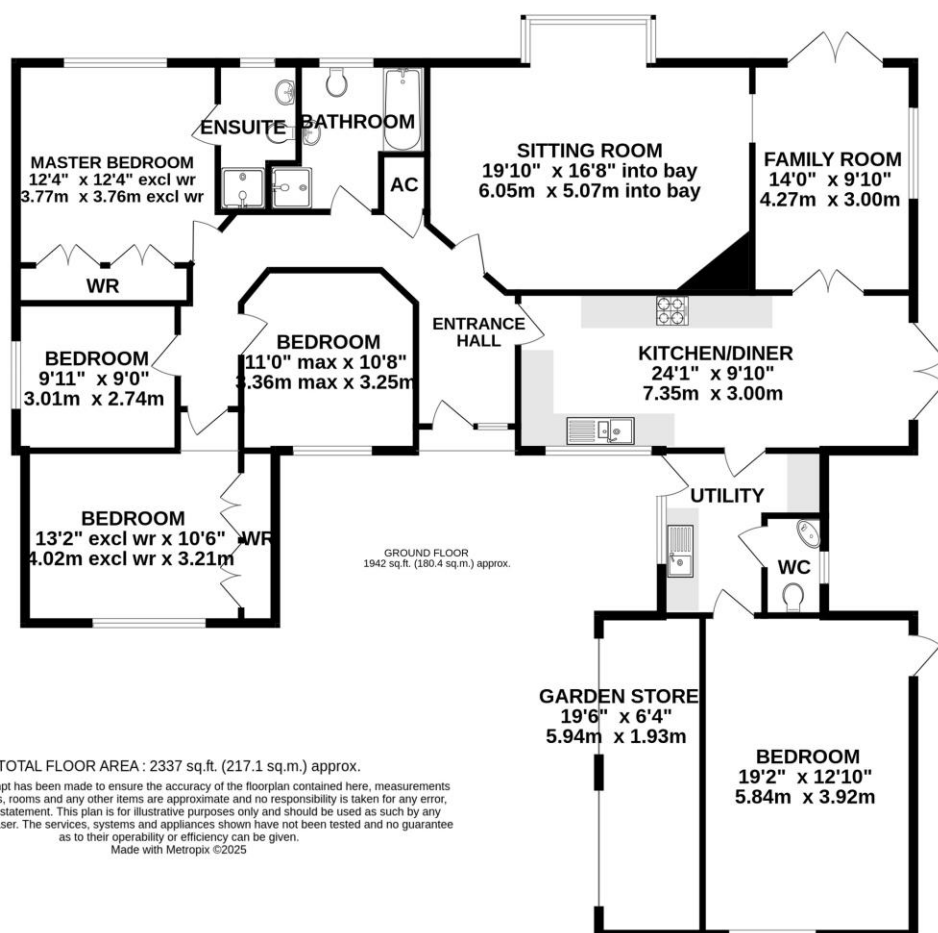
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STABLES
394 sq.ft. (36.6 sq.m.) approx.



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