



- Individual Detached Home
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- 200ft South-Facing Garden
- Internal & External Renovation
- Modern Kitchen With Integrated Appliances
- Workshop With Potential Conversion To An Office
- No Onward Chain

Ivy House, West Street, Timberland, LN4 3RX
£430,000



This individual detached home, dating from the Georgian period, has been renovated offering a blend of period character and modern comfort.

Set on a generous plot with a large south-facing garden, the home combines architectural heritage such as original Timberland brick, whilst offering a modern and flexible living design throughout. Internally, the property provides well-proportioned accommodation across four bedrooms, including a principal suite complete with an en-suite shower room, as well as a light and spacious well-appointed family bathroom.

Three versatile reception rooms provide welcoming spaces for both entertaining and relaxation, while the Howdens shaker-style kitchen, fitted with NEFF appliances, forms the heart of the home, balancing traditional design with modern convenience.

Additional features include a downstairs cloakroom and a courtyard workshop offering potential for conversion into a home office or studio. Outside, the landscaped garden extends over 200ft, designed to maximise its south-facing orientation, with a patio terrace ideal for outdoor dining and entertaining.

A gated entrance onto the private driveway provides secure parking for several vehicles.

The property is situated at the heart of the picturesque village of Timberland, celebrated for its rural charm. The village hall and the Penny Farthing public house are at the centre of an active community, hosting between them, among other events, a weekly table tennis club, quiz evenings, monthly bingo and book club meetings. There is a walking group and an active parish council.

Surrounded by unspoiled countryside, yet within easy reach of destinations such as Woodhall Spa and Lincoln, there are excellent transport links at nearby Metheringham, local schooling includes primary schools at Martin, Walcott and Metheringham, with secondary schools in Ruskington and Branston and two grammar schools in Sleaford.

For further details and viewings requests, please contact Starkey & Brown. Council tax band E.



Outside Front

A gravelled driveway with gated access with parking for multiple vehicles. Access to the entrance porch and workshop.

Entrance Porch

A newly fitted entrance door and a window giving access to:

Entrance Hall

5' 10" x 11' 3" (1.78m x 3.43m)

Patterned tiled flooring, exposed brickwork, and classical radiator. Access to downstairs cloakroom. There is also built-in storage housing a consumer unit and an electricity meter.

Cloakroom

5' 8" x 7' 8" (1.73m x 2.34m)

Patterned tiled floor, toilet and hand basin, sash window, radiator, and utility storage.

Dining Room

11' 10" x 11' 9" (3.60m x 3.58m)

Full-length chimney breast repurposed becoming a feature cabinet, a radiator, a sash window, wood flooring, and opening to:

Lounge

13' 11" x 11' 10" (4.24m x 3.60m)

Incorporating a feature multi-fuel stove with brick surround and a tiled base, complete with adjacent alcove shelving, a sash window to the rear aspect overlooking the rear garden, 1 vertical radiator, and wood flooring.

Sitting Room

13' 11" x 11' 11" (4.24m x 3.63m)

Wood flooring with a sash window to the rear aspect overlooking the garden, a feature multi-fuel stove and surround, alcove storage, and a radiator.

Kitchen

11' 10" x 11' 9" (3.60m x 3.58m)

Howdens shaker style fitted in 2021. A range of eye and base level units with wooden worktops, a matching kitchen island and a pantry cupboard, a range of integrated appliances such as two Neff ovens, a Neff induction hob and extractor hood over, fridge freezer and a dishwasher, sink and drainer unit, a vertical radiator, tiled floor and 2 sash windows.

First Floor Landing

A feature uPVC double-glazed sash window to the rear aspect overlooking garden, power points, and painted traditional balustrade giving access to bedrooms and bathroom. The area is currently being used as a book nook.

Master Bedroom

12' 0" x 11' 5" (3.65m x 3.48m)

A uPVC double-glazed sash window to the rear aspect, a decorative fireplace, 2 built-in closets, a ceiling rose, and a radiator. Access to:

En-Suite

5' 9" x 7' 9" (1.75m x 2.36m)

Shower cubicle with rainfall shower with bespoke privacy glass, a decorative tiled surround and extractor unit, a vanity basin with hot and cold mixer tap, a low-level WC, a chrome heated towel rail and a Velux window.

Bedroom 2

12' 2" x 12' 0" (3.71m x 3.65m)

A uPVC sash window to the rear aspect, a radiator, and a decorative fireplace.

Bedroom 3

11' 10" x 11' 7" (3.60m x 3.53m)

Having a built-in wardrobe, a sash window to the side aspect, a radiator, and power points with USB sockets.

Bedroom 4/Study

14' 5" x 9' 0" (4.39m x 2.74m)

A feature Velux window, a radiator, and a storage cupboard.

Family Bathroom

10' 9" x 8' 7" (3.27m x 2.61m)

A 4-piece suite comprises a large shower cubicle, a bath tub, a hand wash basin unit, a low-level WC, a chrome heated hand towel rail, a feature Velux window, wall panelling, and wood-effect flooring.

Rear Garden

Being south-facing and measuring approximately 200ft. The property comes with 2 garden sheds, 1 having power, closest to the allotment area, and a greenhouse. The garden is mostly laid to lawn with fruit trees, a raised patio seating area, access to external water, and a power source.

Workshop

14' 0" x 12' 3" (4.26m x 3.73m)

Having its own power source, fitted power and lighting, and prime potential for conversion to a home office or a studio.





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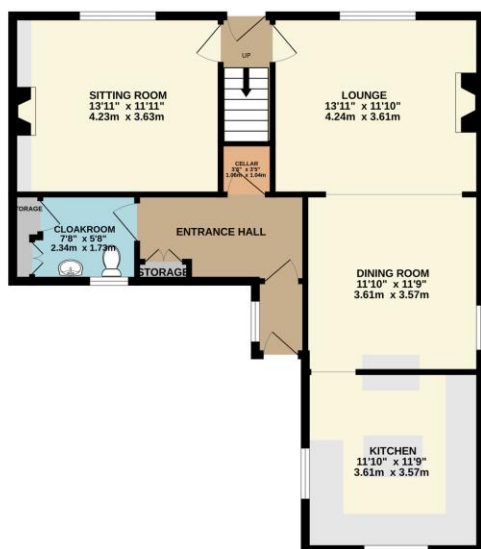


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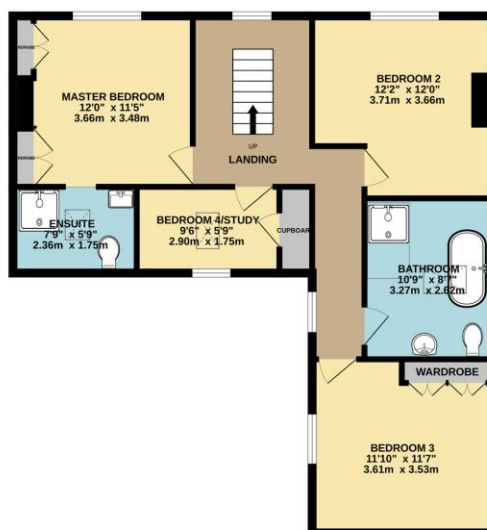


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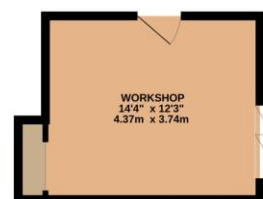
GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



FIRST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



WORKSHOP
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 sq.m.) approx.

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