



## 1 The Old Barns South Sea Lane Humberston, Lincolnshire DN36 4JY

Located on this small and very exclusive development with views to the front over open countryside and St Peter's Church is this TWO BEDROOM BARN STYLED COTTAGE. This property has been sympathetically re built to complement the existing adjoining barns and finished to a very high standard to satisfy any discerning purchasers and includes:- Accoya timber double glazed windows, Bespoke fitted kitchen, polished sandstone flooring to the ground floor, oak internal doors together with oak treads to the staircase. The accommodation includes: Entrance hall, ground floor luxury wet room/wc, spacious living dining kitchen with log burner and integrated appliances, utility room, plus two double bedrooms both with fitted wardrobes and a stunning bathroom/wc to the first floor. Security alarm. Off road parking for two cars and enclosed SOUTH facing enclosed courtyard with a stunning canopy and a useful brick store. The remainder of the 10 year Professional Building Warranty available.

**£335,000**

- STUNNING BARN/COTTAGE
- VIEWS OVER THE CHURCH
- LIVING DINING KITCHEN
- G F WET ROOM/WC
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- FABULOUS BATHROOM/WC
- GAS CENTRAL HEATING
- ACCOYA TIMBER DOUBLE GLAZING
- OFF ROAD PARKING & ENCLOSED REAR GARDEN

## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

Approached via the enclosed courtyard through a large Accoya timber framed double glazed entrance door, this welcoming entrance hall has a polished Sandstone floor with underfloor heating, oak internal doors leading into the living dining kitchen and the ground floor wet room. The white spelled staircase includes oak finishes to the decorative carved balustrade and oak stair treads leads up to the first floor and is enhanced by LED lighting. Alarm pad. Bespoke fitted cupboards providing useful storage.



#### WET ROOM/WC

8'3" x 7'11" (2.53 x 2.43)

This contemporary styled wet room has a large walk in shower area which includes a tiled soakaway, a rain forest shower head plus a hand held shower spray, a wall hung low flush wc and a small vanity unit. The of the walls and floor are fully tiled in a striking black and white marble effect ceramic tile including illuminated ornamental alcoves. Above the wc is a double cupboard housing the Combi gas fired boiler. Underfloor heating. Heated towel rail. Opaque Accoya timber framed window. Inset spot lights to ceiling.



#### WET ROOM

Additional photo



#### WET ROOM

Additional photo





## LIVING DINING KITCHEN

33'1" x 8'1" extending to 19'0" (10.1 x 2.48 extending to 5.8)

A fabulous space ideal for the modern life style which includes a living and dining areas together with a Bespoke fitted kitchen hand finished in Purbeck Stone by Farrow & Ball, inset spot lights to ceiling, fitted Plantation shutters to the door and windows and underfloor heating to the polished Sandstone flooring. The lounge area has a striking exposed brick tiled wall and a black cast iron wood burner which adds to the ambience of the building.



## LIVING AREA

16'7" x 14'5" (5.08m x 4.40m)

The living area has space for sofas and formal dining with a large Accoya timber framed glazed door with matching side lights which opens onto the side/front garden and parking area, plus an Accoya window to the rear elevation.



## KITCHEN

18'9" x 8'10" (5.72m x 2.70m)

This stylish hand crafted kitchen is fitted with an abundance of base and fitted units incorporating a built in electric oven, a 5 ring gas hob with an extractor chimney above, wine cooler together with an integrated fridge, freezer and dishwasher. The Megamite work surfaces are inset with a stainless steel sink unit with matching upstands, the work surface extends to form a useful breakfast bar which also provides a natural divide between the kitchen and living areas. Additional LED lighting to both the base and wall units. Two Accoya timber double glazed windows which replicate the original farm building windows.



## KITCHEN AREA

Additional photo



**UTILITY ROOM**

4'5" x 4'1" (1.35 x 1.27)

Fitted with matching double wall cupboards and a Megamite work top with space for washing machine and tumble dryer. Extractor fan.



**FIRST FLOOR**

**LANDING**

LVT stylish flooring.



**BEDROOM 1**

16'7" x 14'5" (5.08 x 4.40)

Three Accoya double glazed timber framed windows again replicating the original windows all with hand painted shutters, Victorian styled radiator and two banks of fitted wardrobes both having mirror fronted sliding doors. Inset spot lights to ceiling. Stylish LVT flooring.



**BEDROOM 1**

Additional photo



## BEDROOM 2

16'6" x 12'0" (5.05 x 3.68)

Again fitted with two banks of mirror fronted sliding doors, inset spot lights to ceiling, Victorian styled radiator and two original designed Accoya double glazed timber windows with hand painted shutters. LVT stylish flooring.



## BEDROOM 2

Additional photo



## BATHROOM/WC

5'10" x 7'9" (1.78 x 2.37)

This luxury bathroom is fitted a deep white bath having central taps which is set within panelling, having a Quartz counter top together with two glass display shelves either side, a wall hung wc and a bespoke vanity unit including a counter top basin. Above the wc and vanity unit are two heated wall mounted mirrors. Inset spot lights to ceiling. Heated towel rail. Extractor fan. Extensive tiling to walls. Tiled flooring. The bathroom is complimented by mood lighting.



## BATHROOM/WC

Additional photo





## BATHROOM/WC

Additional photo



## OUTSIDE



## THE GARDENS

To the front of the property is a grass verge and located to the side and approached via two five bar wooden gates which leads onto a block paved area ideal for the parking of two cars. The enclosed SOUTH FACING courtyard which is accessed via an Accoya timber security gate, this garden is paved in natural sandstone and is ideal of Alfresco dining. Attached to the main building is an ornamental grey metal veranda having a stunning glass roof.

## THE GARDENS

Additional photo



## REAR VERANDA



## OFF ROAD PARKING AREA



## BRICK OUTBUILDING

12'2" x 10'4" (3.73 x 3.15)

This useful brick store is ideal for the storage of garden furniture and is on two floors, the first being approached via a wooden staircase. Light and power. Attached to the brick outbuilding is an open wood store.



## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, although there will be a new management company formed by the name of South Sea Lane Cottages Limited which will be responsible for the common areas, electric charges for the pump tank which connects to the mains sewer, running of the company etc. Confirmation / verification has been requested. Please consult us for further details.

## COUNCIL TAX BAND

C

## POST CODE

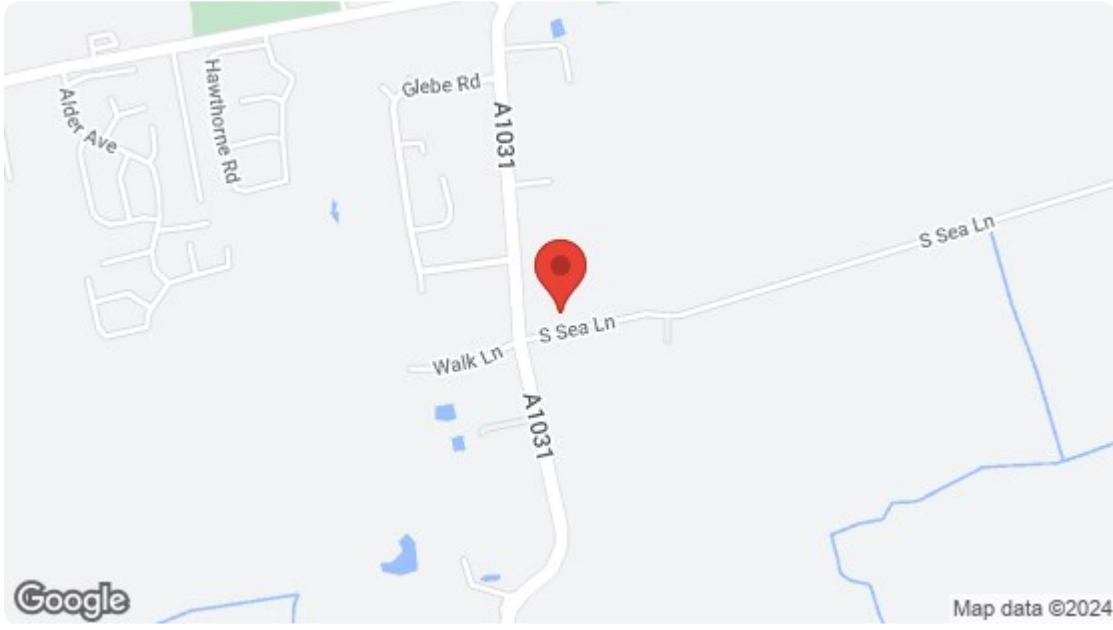
The actual post code for this property is DN36 4AL

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.