



## 3, The Old Barns South Sea Lane Humberston, North East Lincolnshire DN36 4AL

This is the third property on this exclusive development to be released, with views over open countryside and towards the village church of St Peter's, yet again this TWO BEDROOM BARN CONVERSION has been sympathetically re built to complement the original building and includes Bespoke quality fittings throughout. The stunning accommodation comprising a full width living dining kitchen including a fabulous media centre and a handmade luxury kitchen plus utility/wc to the ground floor. Two double bedrooms the master bedroom includes built in wardrobes and an en suite plus a luxury family bathroom/wc to the first floor. Gas central heating. Accoya timber double glazed windows. Enclosed garden with large patio area and including a substantial brick garden store. Undercover parking and a second open air parking space. Carpets and floor coverings included. EARLY VIEWING IS A MUST

**£335,000**

- STUNNING BARN CONVERSATION
- IDYLIC SETTING
- LUXURIOUSLY FINISHED THROUGHOUT
- HIGH SPECIFICATION INCLUDING BESPOKE KITCHEN, WARDROBES ETC
- LIVING DINING KITCHEN
- UTILITY/WC
- TWO DOUBLE BEDROOMS
- EN SUITE & BATHROOM
- TWO PARKING SPACES
- NOT TO BE MISSED



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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DESCRIPTION

This is a small and exclusive development of reconstructed and original barns which were originally built around 1700, Located on the south side of South Sea Lane with views towards open countryside and the village church. No 3 is the third property to come to the market and too fully appreciate the quality of this property and internal inspection is strongly recommended. The development is accessed via two oak pillars topped with owls leading onto the private road which in turn has access to all the other remaining properties and the parking areas.

LIVING DINING KITCHEN

29'1" x 19'7" (8.88 x 5.98)

Accessed via Accoya double glazed french doors with matching side panels leads into the fabulous full width space which has ample for sitting, dining together with a stunning Bespoke handmade kitchen all fitted with inset spot lights to ceiling and sand stone flooring which has the benefit of under floor heating. Alarm pad.

The lounge area has a state of the art black Bespoke media centre which includes recess for a 60 inch TV, space beneath for a contemporary glass fronted electric fire, complete with illuminated shelving and cupboards above and below. To allow addition light into the lounge area there are obscure glass panels set with a Accoya painted panelling.

The kitchen is fitted with Farrow and Ball Oxford Stone hand painted kitchen cupboards including a corner pull out carousel unit, an integrated fridge/freezer and dishwasher together with a built in double oven, Induction hob with an extractor fan above. Additional concealed lighting to the base cupboards. The Meganite quality work surfaces are inset with a black resin sink and a matching black Quooker boiler hot water mixer tap, the work surfaces incorporates a useful breakfast bar which is a natural divide between the kitchen and living areas. Three decorative slit windows plus an Accoya double glazed sash window to the front elevation.

The oak and glass staircase leads up to the first floor which has two Bespoke pull out shoe drawers. In addition there is a useful cloaks cupboard having the added benefit of plumbing for an automatic washing machine if so desired.



LIVING DINING KITCHEN

Additional photo





## LIVING DINING KITCHEN



## LOUNGE AREA



## KITCHEN PHOTO



## CLOAKS/WC

Fitted with a concealed wc and a small vanity unit. Sandstone tiled floor with underfloor heating. Wall cupboard concealing the gas fired boiler which below has a counter top again with provision for an automatic washing machine.



## FIRST FLOOR

## LANDING

The impressive oak and glass staircase leads up from the ground floor which is newly carpeted.



## BEDROOM 1

14'10" x 12'10" (4.54 x 3.92)

This contemporary styled master bedrooms has four Accoya double glazed windows with views down South Sea Lane together with a panelled accent wall. Included in the sale is a bank of mirror fronted wardrobes plus a second bank of wardrobes with LED lighting, space for a wall mounted TV with cupboards above. Inset spot lights to ceiling Victorian style radiator. Newly laid carpet. A modern barn style sliding doors leads into the en suite.



## BEDROOM 1

Additional photo



## BEDROOM 1

Additional photo



### EN SUITE SHOWER ROOM

Fitted with built in units finished in dark blue with brushed bronze handles including a vanity unit with a recessed sink with cupboards below and a concealed wc. The excellent sized shower again is fitted with brushed bronze twin shower heads. Above the vanity unit is an illuminated mirror edged with brushed bronze. Laminate flooring. Heated towel rail. Inset spot lights to ceiling. Extractor fan. Extensive marble effect tiling to walls.



### EN SUITE SHOWER ROOM

Additional photo



### BEDROOM 2

7'8" x 17'3" (2.35 x 5.27)

Another excellent sized bedroom having two double glazed Accoya sash windows and radiator. Inset spot lights to ceiling. Newly laid carpets.



### BEDROOM 2

Additional photo



### BATHROOM/WC

7'1" x 5'10" (2.17 x 1.80)

Fitted with a suite in white having black fittings including central taps and a hand held shower spray, either side of the bath will be fitted with white cupboards together with a dark blue vanity unit and concealed wc. Above the vanity unit is an illuminated mirror. The walls again are tiled in a marble effect tile. Laminate flooring.



### BATHROOM/WC

Additional photo



### OUTSIDE

#### BRICK GARDEN STORE

14'7" x 9'8" (4.45 x 2.97)

Access from the private garden via a wooden door, this brick store is ideal for the storage of garden furniture etc and is fitted with light and power.

#### THE GARDEN

The property has a front garden, fenced with Lincolnshire timber fencing having a young Laurel planted hedge. This garden contains a substantial paved patio area with the remainder of the garden being lawned



#### THE REAR COURTYARD DEVELOPMENT





### **OAK ENTRANCE PILLARS**

The parking facilities is accessed via the entrance which is flanked by two carved oak pillars situated on South Sea Lane and is located to the left of the property.



### **CAR PARKING**

The under cover parking space is the third on the left and the open air parking space is third on the right.



### **VIEW OF THE VILLAGE CHURCH**



### **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 Cottages Limited which will be responsible for the common areas, electric charges for the pump tank which connect to the main sewer, lamp posts, running of the company etc. Confirmation / verification has been requested. Please consult us for further details.

### **COUNCIL TAX BAND**

Council tax band has not been allocated at this moment in time.

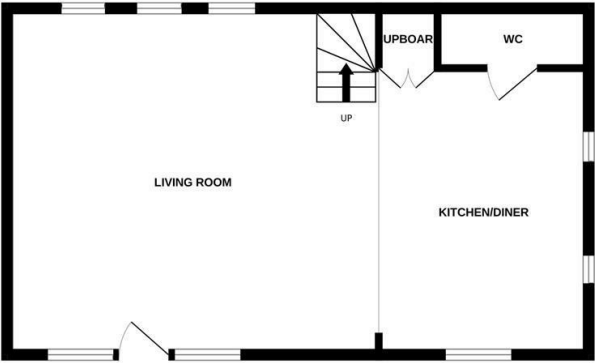
### **VIEWING ARRANGEMENTS**

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

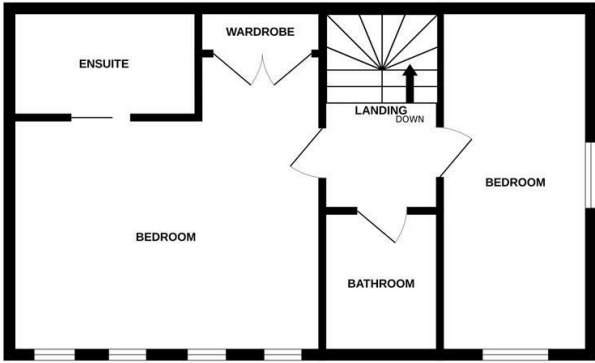
### **OPENING TIMES**

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

GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 76      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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 firms 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.