



**Mulberry Barn Torrington Lane, Holbeach SPALDING PE12 8NJ**



**welcome to**

**Mulberry Barn Torrington Lane, Holbeach SPALDING**

BEAUTIFULLY PRESENTED BARN WITH OPEN VIEWS. This spacious barn has been lovingly built by the current owners. Having the rural feel with the advantage of being close to the town of Holbeach which offers both primary and secondary schools and good road links to A17 ideal for commuting to larger towns



### **Lounge**

27' 11" x 18' 4" ( 8.51m x 5.59m )

having 2 feature windows to rear garden, Feature brick built fireplace with oak mantle with Stovax multi log burner, integrated book shelf and 2 further windows to either side of the room.

### **Family Room**

12' 10" x 23' 9" ( 3.91m x 7.24m )

having built-in entertainment unit, engineered oak flooring. Windows to front and rear.

### **Kitchen/ Diner**

27' 1" x 23' 5" ( 8.26m x 7.14m )

having range of shaker style units, pan draws and integrated 3 compartment bin draw at base level, quartz worktops with inset one and a half Belfast sink and Quooker tap. Matching Quartz upstands. Island ( 3 x 1.3m) Space for large Aga, integrated fridge/freezer, dishwasher, microwave and double oven with grill. Walk-in pantry with sliding barn door, Bi-fold doors leading to garden, door to front and large feature window to rear. Tiled floor. Bespoke oak beams to vaulted ceiling and internal feature brick wall.

### **Utility Room**

15' 8" x 14' 4" ( 4.78m x 4.37m )

having quartz worktops with Belfast style sink, matching upstands, integrated, washing machine and tumble dryer, double door storage room and window to front.

### **Boot Room**

having storage for shoes and coats.

### **Shower Room**

having concealed shower, low level WC and wash hand basin. Window to side.

### **Bedroom 1**

14' x 13' 3" ( 4.27m x 4.04m )

having walk-in wardrobe. French doors to rear garden and window to front. Twin sliding barn doors to dressing room and ensuite.

### **Dressing Room**

having window to front.

### **Ensuite**

having double concealed shower cubicle, low level WC and vanity unit .Heated towel rail and mirror. Tiled floor and window to front.

### **Bedroom 2**

11' 11" x 9' 9" ( 3.63m x 2.97m )

having built-in wardrobes and window to front.

### **Ensuite Cloakroom**

having low level WC and wash hand basin.

### **Bedroom 3**

10' 3" x 10' 3" ( 3.12m x 3.12m )

having built-in wardrobes and window to rear.

### **Ensuite Cloakroom**

having low level WC and wash hand basin.

### **Bedroom 4**

10' 2" x 10' 3" ( 3.10m x 3.12m )

having built-in wardrobes and window to rear.

### **Ensuite Cloakroom**

having low level WC and wash hand basin.

### **Bedroom 5**

10' 4" x 10' 3" ( 3.15m x 3.12m )

having built-in wardrobes and window to rear.

### **Ensuite Cloakroom**

having low level WC and wash hand basin.

### **Office**

10' 3" x 9' 9" ( 3.12m x 2.97m )

### **Bathroom**

having free standing double ended slipper bath with free standing mixer taps, low level WC and vanity unit with twin wash hand basins. Heated towel rail, quartz shelving and towel storage. Tiled floor and

window to front.

### **Outside**

the property sits on a acre plot (sts) with off road parking for multiple vehicles. The south facing garden is mainly laid to lawn with a ground trampoline and zip wire. With open field views. Separate gated driveway at end of plot offering further off road parking a large pond.



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## Mulberry Barn Torrington Lane, Holbeach SPALDING

- BARN CONVERSION SITUATED IN A VILLAGE LOCATION WITH FIVE BEDROOMS ALL WITH ENSUITES, FAMILY BATHROOM AND SHOWER ROOM
- 1 ACRE PLOT STS
- 3000 SQUARE FEET
- OPEN PLAN KITCHEN/DINING ROOM, SPACIOUS LOUNGE AND FAMILY ROOM
- GRAVELED DRIVEWAY OFFERING OFF ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: Awaited



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106192 - 0006

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