



The Stables, Rear of the Old Vicarage, Main Road
Thornton, Horncastle, LN9 5JU



5



4



3

Freehold

£775,000



Key Features

- Detached house
- Five bedrooms
- Snug, sitting room & orangery
- Kitchen & utility
- Bathroom, en-suite & shower room
- Double garage, gym & further garage
- Landscaped gardens with large pond
- Plot approx. 2.4 acres (STS)
- EPC rating TBC





A stunning detached house set in landscaped gardens of approximately 2.4 acres, subject to survey, in a sought after village location. The property is full of character and has been beautifully updated by the current owners to provide over 3,200 square feet of well presented accommodation.

Having an entrance hall, utility, kitchen, snug, large orangery, sitting room with bar area off, inner hall, two bedrooms and bathroom to ground floor. Large landing with lounge off, bedroom three with dressing room & en-suite, two further bedrooms and shower room to first floor.

Outside the property has a sweeping driveway which provides ample off-road parking, a gym, double garage, open fronted workshop & barn, further garage and gardens which are majority laid to lawn with a large informal pond.



ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having tiled floor, staircase rising to first floor and understairs storage cupboard. Opening to the kitchen and door to the:

UTILITY

3.05m x 2.35m (10'0" x 7'8")

Having windows to front & side elevations, sink with drainer, space & plumbing for automatic washing machine and oil fired boiler providing for both domestic hot water & heating.

KITCHEN

4.13m x 3.94m (13'6" x 12'11")

Having window to front elevation, wood panelled ceiling with inset ceiling spotlights, radiator and wood effect flooring. The kitchen has a six stage water filter and is fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with two drainers & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards & open-ended shelving over. Work surface return with cupboard under, wine cooler to side and cupboard over. Space for range style cooker with cooker hood over. French doors & windows to the orangery, open to the inner hall and further opening to the:





SNUG

4.45m x 4.21m (14'7" x 13'10")

Having window to front elevation, bi-fold doors with oak shutters to side elevation & courtyard area, inset ceiling spotlights, wood effect flooring, 20 kw multi-fuel burner, space for american style fridge/freezer with cupboard to side & cupboards over, work surface with cupboards & drawers under, space for microwave with drawers under, cupboard over and tall unit to side.

ORANGERY

8.84m x 4.96m (29'0" x 16'4")

Having french doors & windows to rear elevation, safety glass roof with electric Velux windows & blinds and tiled floor with electric underfloor heating.

SITTING ROOM

4.78m x 4.24m (15'8" x 13'11")

Having window to side elevation, stable style door to front elevation, french doors to orangery, wood panelled ceiling with inset ceiling spotlights, radiator, wood effect flooring and spiral staircase rising to bedroom three. Opening to the:

BAR AREA

2.10m x 2.71m (6'11" x 8'11")

Having window overlooking the garden room, further window to side elevation, wood panelled ceiling with inset ceiling spotlights, tiled floor and feature brick built fireplace with cast iron range. Work surface with inset belfast style sink & mixer tap, further work surface with cupboards & drawers under.



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INNER HALL

Having window overlooking the garden room, inset ceiling spotlights, wood effect flooring and built-in cupboard.

BEDROOM ONE

4.43m x 3.98m (14'6" x 13'1")

Having windows to side & rear elevations, french doors to orangery, wood panelled ceiling with inset ceiling spotlights, two radiators and wood effect flooring.

BATHROOM

3.29m x 1.93m (10'10" x 6'4")

Having window to side elevation, wood panelled ceiling with inset ceiling spotlights, tiled floor, tiled splashbacks and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.

BEDROOM TWO

4.13m x 3.44m (13'6" x 11'4")

Having window to side elevation, wood panelled ceiling with inset ceiling spotlights, radiator, wood effect flooring and built-in wardrobe.



FIRST FLOOR LANDING

6.19m x 4.17m (20'4" x 13'8")

Having three Velux roof windows, wood panelled ceiling with inset ceiling spotlights, radiator, wood effect flooring, work surface with inset belfast style sink, cupboards & drawers under. Open through to the:

LOUNGE

4.58m x 4.26m (15'0" x 14'0")

Having velux roof window, part glazed door to side elevation & small balcony overlooking the courtyard, wood panelled ceiling with inset ceiling spotlights, radiator, wood effect flooring and feature multi-fuel burner. Door to the:

BEDROOM THREE SUITE

Having a lobby area with built-in cupboard and further door to the:

DRESSING ROOM

Having built-in wardrobe, door to bedroom and door to the:

EN-SUITE

2.75m x 2.17m (9'0" x 7'1")

Having Velux roof window, wood panelled ceiling with inset ceiling spotlights & extractor, radiator, half tiled walls and half tiled walls. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM

4.59m x 4.28m (15'1" x 14'0")

Having window to rear elevation, Velux roof window, wood panelled ceiling with inset ceiling spotlights, radiator and wood effect flooring.



BEDROOM FIVE

4.15m x 3.46m (13'7" x 11'5")

Having window to side elevation, wood panelled ceiling with inset ceiling spotlights, radiator, wood effect flooring and door to eaves storage.

FURTHER LANDING AREA

Having wood panelled ceiling with inset ceiling spotlights, wood effect flooring and two built-in cupboards.

BEDROOM FOUR

4.43m x 3.96m (14'6" x 13'0")

Having window to rear elevation, Velux roof window, wood panelled ceiling with inset ceiling spotlights, radiator, wood effect flooring and built-in wardrobe.

SHOWER ROOM

2.00m x 1.96m (6'7" x 6'5")

Having Velux roof window, wood panelled ceiling with inset ceiling spotlights & extractor, radiator, part tiled walls and tiled floor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

The property is approached by a long driveway which sweeps around the property and provides ample off-road parking and leads to the:

GYM

8.10m x 4.38m (26'7" x 14'5")

Having two large doors, further pedestrian entrance door, wood effect flooring with electric underfloor heating, large sauna and re-fitted shower room off with walk-in shower enclosure and close coupled WC.

DOUBLE GARAGE

7.12m x 6.23m (23'5" x 20'5")

Having electric double door.

OPEN FRONTED WORKSHOP

4.46m x 2.77m (14'7" x 9'1")

FURTHER GARAGE

4.36m x 2.90m (14'4" x 9'6")

With double doors and mezzanine storage.

OPEN BARN AREA

4.45m x 1.97m (14'7" x 6'6")

GARDENS

The gardens are majority laid to lawn with established shrubs & trees. There is a large informal pond, rockery with waterfall, an orchard, a block paved patio area, enclosed courtyard to side, garden shed and greenhouse.

THE PLOT

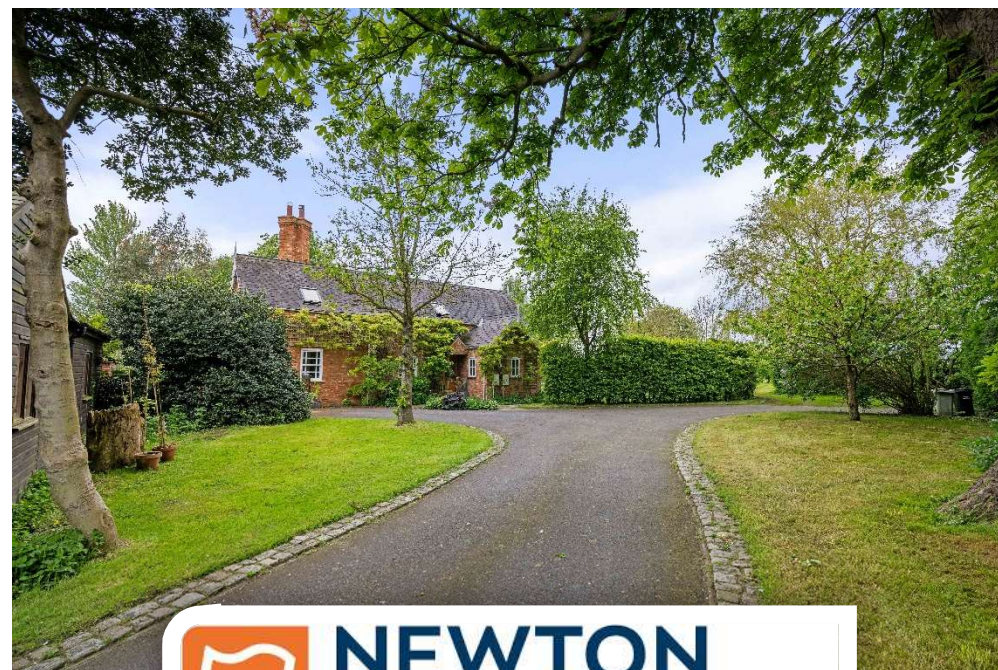
The property occupies a plot of approximately 2.40 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler (approx. 3 years old) serving radiators.

VIEWING

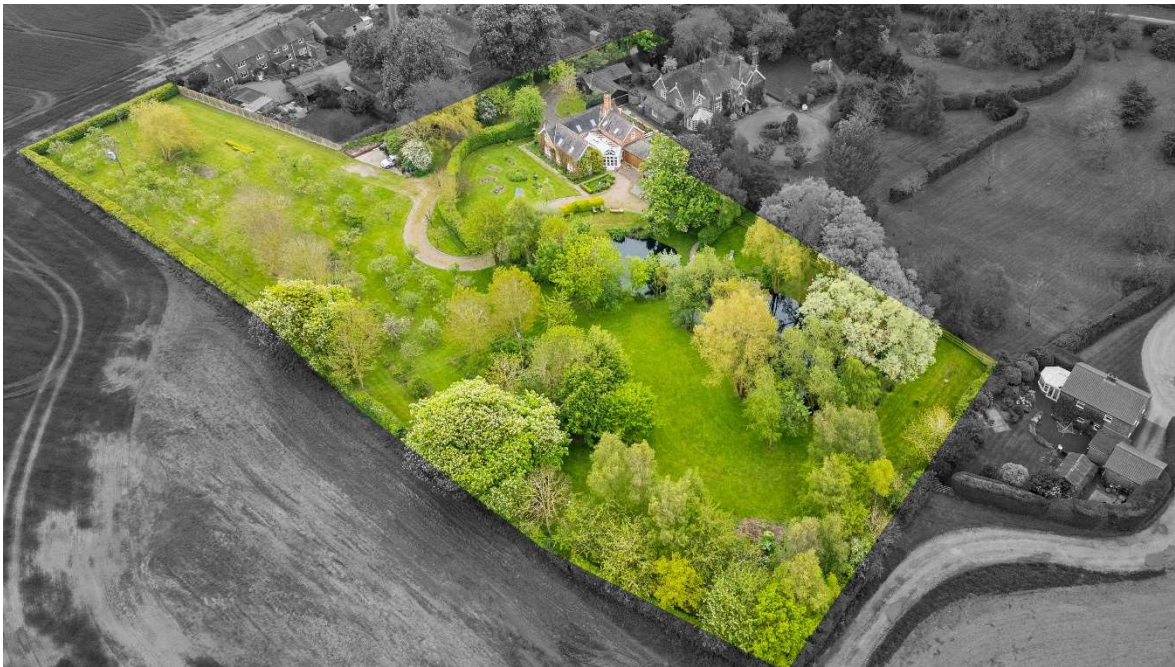
By appointment with Newton Fallowell - telephone 01507 499488.





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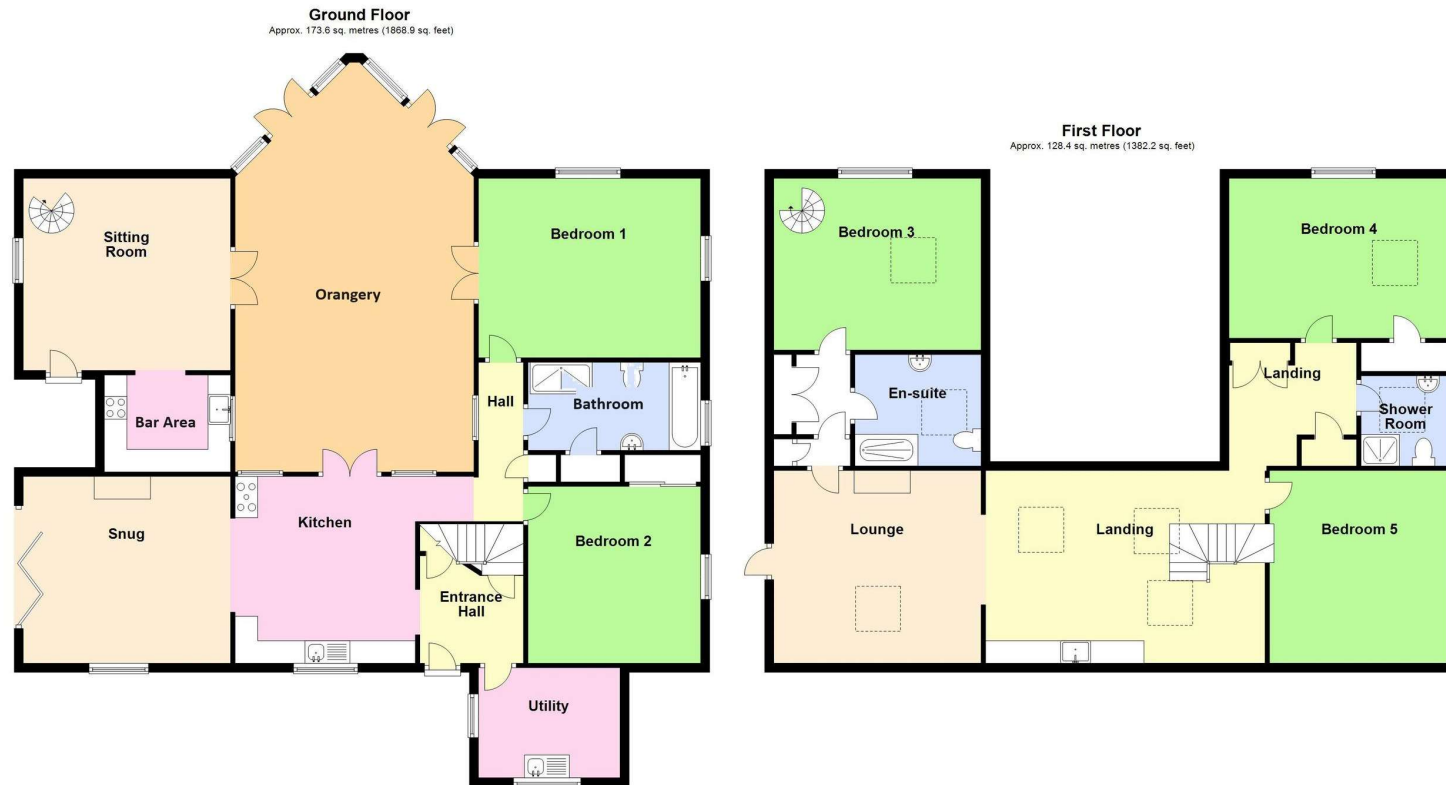


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Floorplan



Total area: approx. 302.0 sq. metres (3251.1 sq. feet)

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AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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