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The Paddock – NEW BUILD

Main Street, West Ashby, Horncastle, Lincolnshire. LN9 5PT



The Paddock, West Ashby



A rare and unique opportunity to acquire an architect designed new build property in the style of a barn conversion on a generous plot extending to over half an acre (sts). The four bedroom detached property with double garage, anticipated to be completed in Spring 2023, will be built by reputable local builders I J Building contractors Ltd, to an exceptionally high standard and specification. The property features double height ceiling entrance hallway with full height glazing flooding the hallway with natural light, feature staircase and gallery landing with light.

Full details of the planning are available on the East Lindsey planning website under application number S/201/00474/21. The accommodation as designed comprises; double height entrance hallway, cloakroom, sitting room, family room, living dining kitchen, rear lobby, utility room and bedroom 4/reception room 3 to the ground floor. Master bedroom suite with dressing room and en- suite bathroom, two further bedrooms and family bathroom to the first floor. There is also an integral double garage. The internal living space extending to 2,516ft² excluding the integral double garage.

The property location is on the fringe of the village of West Ashby and enjoys open rural views towards the Lincolnshire Wolds, a 'designated area of outstanding natural beauty'. The plot, a former paddock has two mature trees and will comply with the planning laid out regarding the boundaries and protection of the trees. The house will be approached through a gated entrance over a sweeping driveway providing parking and leading to the double garage.



ACCOMMODATION

The design as shown on the floor plan includes:

Ground Floor:

Entrance Hallway with central door within a double height glazed wall with first floor gallery above.

Cloakroom comprising WC and wash hand basin

Sitting Room with bi-fold doors to the rear elevation

Family Room with doors to the rear elevation

Living Dining Kitchen having a good range of base and wall units, integrated appliances and island unit. Bi-fold doors to the rear aspect

Rear Lobby connecting the receptions rooms to bedroom 4/reception 3, garage and to:

Utility Room having a good range of built in units, sink and laundry facilities.

Bedroom 4 / Reception 3 with patio doors to the side aspect.

Double Garage with two garage doors.

First Floor

Gallery Landing open to double height hallway below

Master Bedroom Suite comprising bedroom, dressing room and en-suite bathroom

Bedroom 2 a spacious double with built in storage space.

Bedroom 3 a spacious double with built in storage space.

Family Bathroom comprising bath, WC and wash hand basin.



Internal Fitment and Allowances:

Kitchen - £20,000

Bathroom & En-Suite - £7,000

Tiling - £1,000 max 50m² (£20 per m² for tiling thereafter)

Carpet & Flooring - Buyer to fit

External Fitments:

Provisions for outside electrical points, and outside lights. Also provision for outside taps.

Planning Permission Detailed particulars can be viewed at the East Lindsey District Council website www.elindsey.gov.uk/ Planning Application Number: S/201/00474/21.

Tenure: Freehold with vacant possession

Warranty: An architect's certificate will be granted upon completion.

Services: Mains electricity, water and drainage will be connected upon completion. Heat source to be confirmed with delivery underfloor to the ground floor and radiators to the first floor.

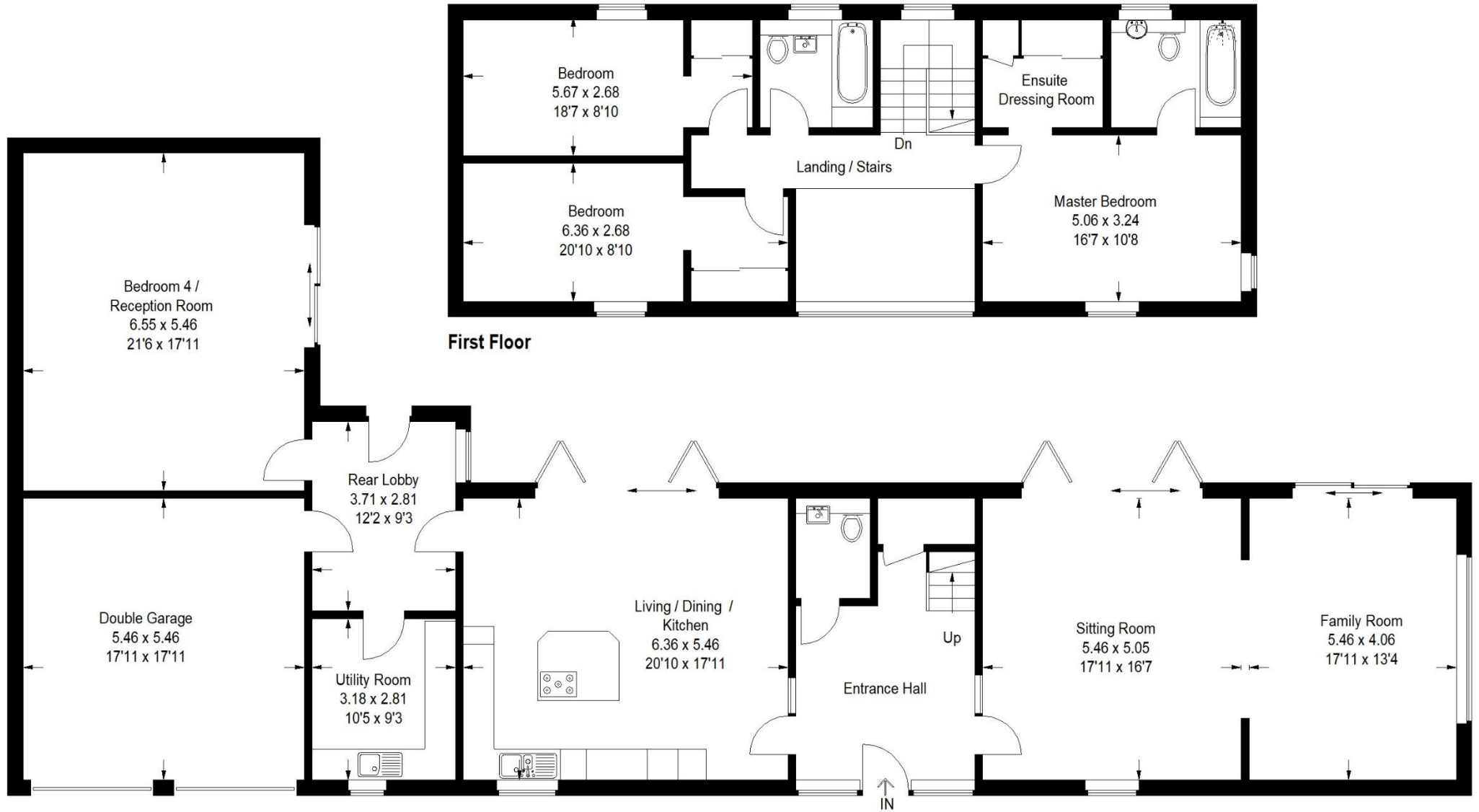
Viewings: Strictly by appointment accompanied with the agent, to be accompanied on site by the developers.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification.

Services: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

FLOORPLAN

Approximate Gross Internal Area
Ground Floor = 189 sq m / 2034 sq ft
First Floor = 74.9 sq m / 806 sq ft
Total = 263.8 sq m / 2840 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Why Buy New:

New homes are built to the very latest building regulations, making it more energy efficient with modern heating systems and higher levels of insulation. Homes built today can be up to 50% more efficient than a property built in the early 1980s. Less maintenance being brand new, your home will not need modernising or redecorating for some time. The doors and windows will only require cleaning as maintenance.

Choice; tiling, kitchen units etc – a stylish range to choose from. First use everything is clean, unused and new - you do not have to live with the previous occupants' taste or DIY disasters. Simplified buying process end of chain, flexibility with new build and warranty insurance providing reassurance and peace of mind.

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Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

(SAP) ENERGY PERFORMANCE RATING: tbc

Utilities: Mains electricity, water and drainage. Heat source to be confirmed with heat delivery underfloor to the ground floor and radiators to the first floor

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure revised 02.09.2024



DISCLAIMER

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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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