

# ROBERT BELL & COMPANY

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## *Village & Country*



## **High House, Back Lane, Wood Enderby**

High House is a beautifully presented four bedroomed family home backing onto open fields, boasting an excellent range of accommodation with a very high standard of fitment throughout. The property benefits from a fine selection of original features and the more recent addition of a bespoke fitted Canadian Oak Kitchen. There is further scope for conversion of the garage loft room (stnc).

The internal accommodation comprises entrance hall, sitting room, conservatory, dining room kitchen with walk in pantry, rear lobby, study and shower room to the ground floor with four bedrooms (one en suite) and family bathroom to the first floor.

**Old Bank Chambers, Horncastle, Lincs LN9 5HY**  
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### **Directions**

Leaving our Horncastle office, follow the A153 towards Boston for approx 1 mile then taking a slight left onto the B1183. Follow this for 2.5 miles then take a right turn towards Wood Enderby, then turn left onto Back Lane. The property can be found on your left.

### **Accommodation**

The property is entered over a tiled step at the front via a wooden double glazed door with original fancy leadwork stained glass panel above into:

### **Hallway**

Having a spindle and balustrade staircase to the first floor, radiator, single power point and slate flooring. Wood panelled doors off to:

### **Dining Room** 13'8 x 12'6 (4.16m x 3.81m) (Max Dims)

Having upvc double glazed triple sash window to the front aspect and upvc double glazed sash window to the side aspect. Cast iron fire place on marble hearth with wooden surround and mantel shelf, radiator, multiple power points and original pine plank floor.



*Sitting Room*

### **Sitting Room** 13'9 x 12'6 (4.19m x 3.81m) Extending by 10'1 x 10' (3.07m x 3.04m)

Having upvc double glazed triple sash bay window to the front aspect, upvc double glazed sash window to the side aspect and upvc double glazed pair of French doors to the rear aspect. Wooden single glazed pair of glass panel French doors to the side aspect and fire place with large high output multifuel stove that offers supplementary or alternative heating and hot water. Stove set on tiled hearth with oak surround and mantel shelf, tv point, phone point

and multiple power points. Having two radiators and original pine plank floor.

### **Conservatory** 14'5 x 8'11 (4.39m x 2.71m)

Having dwarf brick wall, sloping polycarbonate roof and upvc double glazed windows to three sides. Appropriate openings, pair of double glazed French doors to rear aspect, multiple power points and laminate flooring. Back to hall, wood panelled door to:

### **Breakfast Kitchen** 19' x 11'3 (5.79m x 3.42m) (Max Dims)

Having a good range of bespoke William Ball base and wall units in Canadian Oak, extensive base and wall cabinets with deep pan drawers and wine rack. Large ceramic double sink with compact drainer inset to black granite worktops with appropriate wall and splash back tiling. A central island unit of base storage and open seating and Britannia range cooker with extractor fan over. Space and connection for dish washer and upright fridge freezer, tiled flooring and multiple power points. Vertical radiator and inset ceiling spotlights.



*Kitchen*

### **Boiler Room**

Housing a floor standing oil fired Trianco Contractor boiler with shelving over.

Plank and latch door to the:

### **Walk In Pantry**

Having vinyl flooring, wall shelving, multiple power points. Would be an idea location for further fridge freezer.

### **Rear Lobby** 8' x 7'9 (2.43m x 3.62m)

Having a pair of upvc double glazed French doors to one side aspect and upvc double glazed

obscure door to the other side aspect, quarry tiled floor and radiator. Multiple power points and part sloping ceilings.



*Rear Lobby*

**Study** 13'9 x 7'5 (4.19m x 2.13m)

Having upvc double glazed window to both side aspects, radiator, multiple power points and inset ceiling spotlights. Laminate flooring, part sloping ceilings and wood panelled door to:

**Shower Room** 7'5 x 5'9 (2.26m x 1.75m)

Having tiled shower cubicle, low level wc and pedestal wash hand basin with appropriate splash back wall tiling. Space and connection for washing machine or tumble dryer. Having radiator, laminate flooring, inset ceiling spotlights, part sloping ceilings and upvc double glazed obscure window to the rear aspect.

Up the spindle and balustrade staircase to the spindle and balustrade

**Gallery Landing**

Being of good size, having access to the loft space and upvc double glazed sash window to the front aspect.

**Bedroom One** 13'8 x 12'7 (4.16m x 3.83m)  
(Max Dims)

Having upvc double glazed sash window to the front and side aspect, radiator, tv point and multiple power points. Built in wardrobes and over bed storage.

**Bedroom Two** 13'6 x 12'7 (4.11m x 3.83m)  
(Max Dims)

Having upvc double glazed sash window to the front and side aspect, radiator, tv point and multiple power points.

**En Suite Shower Room**

Having tiled shower cubicle, low level wc and ceramic square sink set on black granite worktop. Tiled floor, tiled walls, shaver point, electric fan heater and extractor fan.

**Bedroom Three** 11'3 x 12' (3.42m x 3.65m)  
(Max Dims)

Having upvc double glazed sash window to the rear aspect, radiator, multiple power points and built in 4-door wall of wardrobes with hanging rails and shelving.



*Bedroom Four*

**Bedroom Four** 10'2 x 6'4 (3.09m x 1.93m)  
(Max Dims)

Having upvc double glazed window to the rear aspect, radiator, multiple power points and tv point.

**Bathroom** 10'2 x 6'4 (3.09m x 1.93m) (Max Dims)

Having upvc double glazed window to the rear aspect, large double ended bath, pedestal wash hand basin and low level wc. Full wall tiling, fill floor tiling, heated towel rail and airing cupboard housing hot water cylinder and linen shelving.



*Bathroom*

## **Outside**

Outside the property is approached over gravel driveway that leads through a pair of wooden gates alongside and in front of the property to the:

### **Double Garage** 21'4 x 18'6 (6.50m x 5.63m)

Having two metal up and over electric doors, upvc double glazed window to the rear aspect, part plastered and power and light connected. From the garage area, an internal door leads to a rear lobby with upvc double glazed obscure door to the side aspect and staircase leading up to the first floor. The first floor 21'4 x 13'1 (6.50m x 3.98m) (Max Dims) is floored storage space with 2 x Velux windows to the side aspect, ripe for conversion to a play room or further accommodation (stnc).

The front garden is completely laid to gravel with attractive curved brick wall to the entrance and conifer hedging to the front aspect. The side aspects are wooden close boarded fencing with a pair of gates to one side of the property providing parking for multiple vehicles, leading to the oil tank and providing access to the septic tank. Appropriate paving and block paving provide access around the property.



*Rear Elevation*

To the other side of the property is an attractive brick wall with buttresses inset with curved panel fencing and a pair of wooden gates to the side garden. The side garden is block paved with raised beds to the perimeter and leads to the rear garden paved and block paved with raised borders to the perimeter and a central raised feature brick box with cast iron feature light inset. There is timber and pantile shed 12 04 x 9 06 with power and light connected. The rear boundary is lower level wooden close boarded

fencing maximising the open views and creating an enclosed area with a further gate at the rear of the property.



*Rear Courtyard*

**Utilities:** Council tax band E, mains electricity, water, oil fired central heating, drainage to a private system. EPC E.

**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. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

**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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY.  
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**These details were prepared on  
25<sup>th</sup> January 2018**



*Front Elevation*



*Conservatory*

# FLOORPLAN



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.  
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