



TOWNGATE EAST, MARKET DEEPING, PE6 8LQ

**£595,000 FREEHOLD**

A SUBSTANTIAL DETACHED FARMHOUSE ON THE OUTSKIRTS OF MARKET DEEPING, DATING BACK TO 1767 SET IN GROUNDS OF AROUND HALF AN ACRE (STMS), GENEROUS ACCOMMODATION THROUGHOUT WITH EXPOSED STONE AND TIMBER BEAMS, HAVING RECENTLY UNDERGONE A SYMPATHETIC PARTIAL REFURBISHMENT AND SOLD WITH NO CHAIN.

Market Deeping | 01778 347098 | [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)

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A fantastic position, located along a non estate causeway, set back from the road within its own grounds of around half an acre (stms), you cross the open frontage and up to the ornate front door, through to:

#### ENTRANCE HALL

A grand reception greets you, with panelled walls and high ceilings, with stairs with original style balustrades to the first floor accommodation, stepping down by stone steps to an inner lobby with flag stone floor

#### FAMILY ROOM

18'3 x 16' a versatile and spacious room with window to the front aspect, exposed stonework, exposed stripped timber beams, stone fireplace with cast wood burner inset, part panelled walls, wood effect flooring and radiator

#### SITTING ROOM

15'11 x 17'8 (min)20' (max) a grand room, an impressive space with window to the front aspect, exposed stonework, exposed stripped timber beams, part panelled walls, a sizeable stone inglenook fireplace, dual school master radiators, wood effect flooring and a secret store area!

#### KITCHEN DAY ROOM

32'3 x 16'4 a huge space, a room for the family and entertaining, well appointed with exposed stonework, exposed stripped timber beams, flag stone floor and stone fireplace, the kitchen area comprises a range of bespoke solid oak base and eye level storage units, incorporating Corian work surface with Belfast sink, central island

unit, range space with freestanding range and extractor fan over, fridge freezer space and school master radiator

#### CONSERVATORY

32'10 x 13'11 another large living space, UPVC and brick construction with French doors to the rear aspect, exposed stonework and original well deep in the floor with glass top viewing

#### FRONT LANDING

With window to the front aspect, school master radiator and stairs to the loft rooms

#### BEDROOM

16'2 x 18'6 a grand bedroom with window to the front aspect, exposed stonework and exposed timber beams

#### BATHROOM

11'3 x 7'8 a cleverly reconfigured bathroom, comprising a five piece suite, low level WC, dual sinks, roll top freestanding bath and shower cubicle with rain shower over, attractive exposed brickwork and tiled flooring

#### BEDROOM

12'1 x 15'9 with window to the front aspect, school master radiator and wall lights

#### REAR LANDING

24'4 x 5' stretching out in front of you with Velux windows to the side aspect, school master radiator and bespoke shelving

#### BEDROOM

12'2 x 9'4 with Velux window to the side aspect, fitted double wardrobe with hanging rails and radiator

#### BEDROOM

12'5 x 10'11 with Velux window to the side aspect, radiator and wood effect flooring

#### BEDROOM

12'5 x 11'6 with Velux window to the side aspect, radiator and wood effect flooring

#### SHOWER ROOM

7'4 x 6'4 with frosted window to the side aspect, comprising a three piece suite, low level WC, wash hand basin set in vanity unit and corner shower cubicle with rain shower over

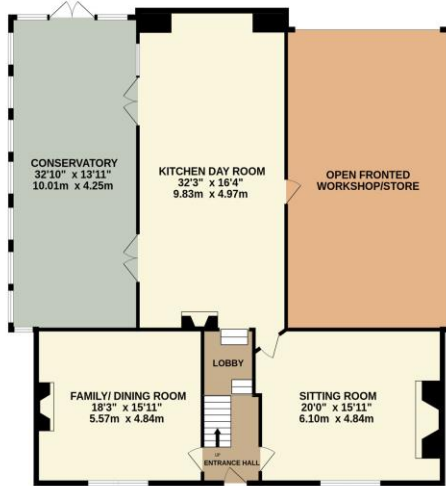
#### OUTSIDE

Set in grounds of around half an acre, large frontage laid to lawn with wide gravel driveway leading to Cast double gates opening through to further off road parking for numerous vehicles leading around to an OPEN FRONTED BARN/STORE 31' x 18' (approx.) the rear gardens are enclosed by stone walling and mainly laid to lawn with children's play area and ample seating areas. There is a detached WORKSHOP 20'7 x 12'3 with a myriad of uses.

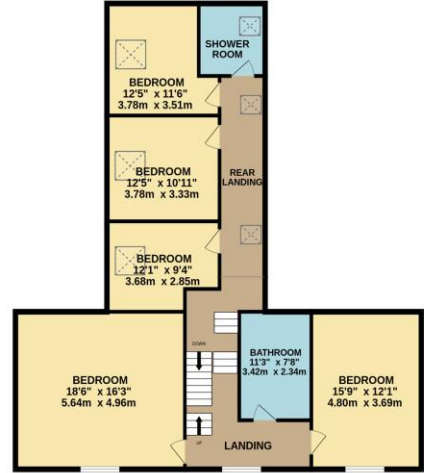




GROUND FLOOR  
2455 sq.ft. (228.1 sq.m.) approx.



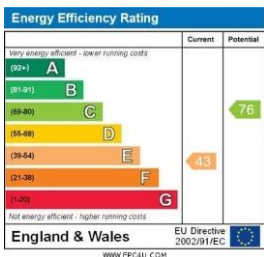
1ST FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.



TOTAL FLOOR AREA: 3736 sq.ft. (347.1 sq.m.) approx.

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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