



Holly House

Tanvats, Metherringham Fen, Lincolnshire. LN4 3AL





Holly House, Tanvats, Metheringham Fen

This is an outstanding, high quality detached country residence of some considerable distinction, located in the small rural hamlet of Tanvats only a 10 minute drive from the large village of Metheringham with its excellent range of shopping and social facilities. The flexible accommodation is appointed and presented to a very high standard, with an eye catching substantial living dining kitchen and a fabulous canopied garden room, Two/three excellent reception rooms and three/four double bedrooms, two of which benefit from having en-suite shower facilities.

There is an attractive substantial country style quadruple garage block and accompanying delightful landscaped gardens which have very direct access out onto the Delph to the rear with mile upon mile of waterside walks to enjoy with thriving wildlife and big sky horizon views over the Lincoln fenland countryside to enjoy.

A formal viewing is highly recommended.



ACCOMMODATION

Open Storm Porch having an attractive, obscure double glazed panel front entrance door through to:

Good size Feature Hallway having attractive return staircase up to first floor with built-in under stairs storage cupboard space and coving. Part glazed panel doors through to lounge and living dining kitchen. Door to:

Cloakroom well presented and appointed with pedestal wash hand basin and low level WC with tiled splash back and above built-in storage cupboard. Radiator, ceiling spotlight fitting and extractor vent.

Living Room having northerly outlook over the delightful front garden and beyond to the garage and driveway entrance, with a view to the south over rear garden to the Delph bank.



There is a fireplace with a very attractive stone Carved fireplace with hearth and inset log burning stove, appealing wood style laminate flooring, coving, radiator, and wall light fittings.

Living Dining Kitchen making up the hub of the home enjoying a southerly outlook over most appealing landscape rear garden towards Delph bank; appointed and presented to a very high standard having a range of fitted base, drawer and wall units, ceramic Belfast style sink inset to ample fitted work surface with dishwasher and a larder fridge beneath, shelving and plate rack unit above inset Range oven. Excellent large dining/living area to side of the room, coving in part with dental detailing, wood style laminate flooring, radiator and ceiling spotlight fittings. Oak feature panel doors through to utility, sitting room/bedroom and home office. French doors providing access into:

Canopied Feature Garden Room enjoying the most delightful, southerly aspects and views over the garden and beyond to the Delph bank; radiator and wall light fittings, Side window and sliding patio doors providing access into the grounds.

Utility with fitted work surface across one wall with single drainer stainless steel sink unit inset, cupboard space and room beneath for laundry white goods, Grant oil fired central heating boiler to one corner. A further smaller area of work surface with cupboard space below and wall unit above set to one corner, radiator and ceiling spotlight fitting. uPVC double glazed exterior door to grounds.

Sitting Room/Bedroom enjoying both northerly and easterly outlooks over the grounds; wood style, laminate flooring and radiator.

Home Office with northerly and westerly views of the grounds; laminate style flooring, coving, radiator and ceiling spotlight fitting.

First Floor

Landing with sloping ceiling in part with feature roof windows; built in airing cupboard, containing the insulated hot water cylinder, radiator, and ceiling spotlight fittings. Attractive oak panel doors to first floor accommodation.

Master Bedroom having a southerly outlook down over the landscaped rear garden, Delph Bank and countryside beyond; an extensive range of fitted wardrobe space with sliding coloured glazed doors, sloping ceilings in part with roof windows, having integral blinds, Mitsubishi air-conditioning unit and radiator. Oak panel door to:

En-suite Shower Room having a sloping ceiling in part with roof window; attractively appointed suite comprising shower cubicle to one end with





shower fitting and full height wall tiling, wash hand basin and low level WC with tiled splash back and vanity mirror. Radiator, inset ceiling spotlight fitting and extractor vent.

Family Bathroom having sloping ceiling in part with quality appointment comprising; panel bath with full height large ceramic tile splash back, Mira Sharpe electric shower fitting and folding shower screen above, wash hand basin set on vanity surface with toiletry cupboard space below and vanity wall mirror, low level WC. A further area of vanity cupboard space to one side, tiled floor, radiator, inset ceiling spotlight fittings and extractor vent.

Guest Bedroom having easterly view down into the side grounds of the property with southerly view over the rear garden from the roof window with integral blind; built-in wardrobe space to one corner, access to roof space, radiator and oak panel door through to:

En-suite Shower Room appointed to an excellent standard having built in shower cubicle to one end with Trito shower fitting and full height wall tiling, pedestal wash hand basin and low level WC with tiled splash backs. Wood style laminate flooring, radiator, ceiling spotlight fitting and extractor vent.

Bedroom 3 with sloping ceilings and roof window with intentional blind, providing a westerly outlook, and a dormer window with a view down over the eastern grounds, built in closet to one corner and radiator.

OUTSIDE

The bungalow stands well back from the roadside, and is approached across a large gravel driveway, providing more than an ample parking for a range of family, vehicles and accessories, such as trailers/ caravans. The property benefits from having an extensive detached **Garage Block** comprising of closed double garage with two sets of timber double doors, excellent loft storage space with access ladder, side service door to rear, light, power and water tap. There is further double open cart shed garage space to one end with light and power.

The front garden is delightfully landscaped with formal areas, lawn rockery feature and accompanying flowerbeds and borders containing an attractive range of shrubs and flowering plants, including lavender and rhododendron. There is a pathway from the driveway which runs to the front entrance door and another, which meanders around to the eastern elevation of the house to the well enclosed functional garden area with garden shed and greenhouse and a very attractive specialist barbecue cabin ideal for entertaining both family and friends.





OUTSIDE

The delightfully landscaped rear garden enjoys the benefit of having a southerly aspect, enclosed by panel fencing and post and rail fencing to the rear from where there is a view up to the sheltering bank of the neighbouring Delph. A good size patio area adjoins the southern rear elevation of the bungalow onto which, the garden room has direct access. This colourful garden has been laid to lawn with copiously stocked, well maintained beds and borders.

There is an outside water tap, light fittings and power points. From the south eastern corner of the grounds a pedestrian gate provides access to the neighbouring footpath and a walk up onto the bank of the Delph with its waterside landscape, teaming with wild life, and long walks with panoramic views out over mile upon mile of the Lincolnshire landscape.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: B

**Mains water, electricity – topped up with Photo Voltaic panels in area of roof.
Oil fired heating – private drainage**

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 Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
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