



Station Road, Helpringham
£780,000



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Freehold



Key Features

- Stunning Barn Conversion
- Character and Period Features Throughout
- Approx 3500 sq ft of Living Accommodation
- Large South Facing Rear Garden
- Popular Village Location
- Council Tax Band: F
- EPC rating B





Newton Fallowell are excited to present to market this Stunning Five Bedroom Barn Conversion in the popular, quaint village of Helpringham. Previously three Barns converted in to one, the unique character and period features are on show throughout the approx 3500 sq ft of property on offer.

The Barn also benefits from owned solar panels and solar water heating, Planitherm windows throughout and full Fibre Broadband.

Internally the property comprises; Entrance Hall, Cloakroom, Lounge, Breakfast Kitchen, Dining Room, Galleried landing leading to Master Bedroom with Dressing Room and En Suite, a further four double Bedrooms, two with En suites and a Family Bathroom.

The outside of the property is just as much of an attraction as the barn itself, with the front being of low maintenance being mainly laid to gravel with shrubbery, driveway leading to the large Detached Double Garage. The rear of the property offers a large South Facing garden, with multiple spaces for outdoor entertaining, two ponds, a purpose built motorhome/caravan storage area, vegetable patches and further laid to lawn.

A viewing is the only way to fully appreciate the high standard of property on offer, both inside and out.

Entrance Hall

4.84m x 4.24m (15'11" x 13'11")

With a vaulted ceiling, open stair case to 1st floor, oak flooring, glazed door to front Entrance and radiator.

Cloakroom

With continued oak flooring, pedestal hand wash basin, low level wc, window to side aspect and radiator.

Lounge

4.84m x 8.37m (15'11" x 27'6")

With feature brick build fireplace with log burner, French doors on to garden, floor to ceiling windows to side aspect, window to side, TV point, BT point and radiator.

Breakfast Kitchen

9.34m x 5.33m (30'7" x 17'6")

Having a vaulted ceiling with oak beams running along the original section of the barn, a range of base and eye level units work worksurface over, central island with further storage and integrated fridge, double Rangemaster oven with 5 ring induction hob and extractor hood over, ceramic one and a half sink with mixer tap and drainer, integrated washing machine, tiled flooring, french doors to garden, TV point, BT point, windows to front and rear aspect and radiator.

Utility Room

1.87m x 3.04m (6'1" x 10'0")

Having a vaulted ceiling with access to loft space, a range of base and eye level units with worksurface over, space and plumbing for washing machine, sink with mixer tap and drainer, plumbed in water softener, further space for 3 appliances and continued tiled flooring. Large cupboard housing the oil boiler (serviced annually), water tank, consumer unit and solar panel controls, 2 further storage cupboards above and window to rear aspect.





Dining Room

4.34m x 4.11m (14'2" x 13'6")

With a vaulted ceiling, window to rear aspect and radiator.

Galleried Landing

Currently used as a reading area with desk space, With continued oak flooring, oak staircase from Entrance Hall, windows to side and front aspects.

Master Bedroom

With continued oak flooring, full length windows to garden, windows to both aspects, TV point, BT point and radiator.

Dressing Room

With oak flooring, fitted wardrobe and shelving unit, window to side aspect and radiator.

En Suite To Master

Four piece suite comprising large corner shower cubicle, freestanding roll top bath, pedestal hand wash basin, low level wc, oak flooring, window to side aspect, extractor fan and radiator.

Bedroom Two

6.23m x 4.11m (20'5" x 13'6")

Vaulted ceiling with oak beam, oak flooring, full length windows overlooking the rear garden, TV point and radiator.



En Suite to Bedroom Two

Three piece suite comprising large walk in mains fed shower unit with rain effect head, hand wash basin set in vanity unit with cupboards under, low level wc, tiled flooring, extractor fan, window to rear aspect and radiator.

Hallway

Running along the front and side of the property, with windows to front and rear, glazed door to garden and front and radiators.

Bedroom Three

4.32m x 5.76m (14'2" x 18'11")

With full length window overlooking the garden, 2nd window to garden, TV point and radiator.

En Suite To Bedroom Three

Three piece suite comprising mains fed corner shower cubicle, pedestal hand wash basin, low level wc, window to side aspect, extractor fan and radiator.

Bedroom Four

3.00m x 4.41m (9'10" x 14'6")

With TV point, window to side aspect and radiator.

Bedroom Five

4.20m x 3.22m (13'10" x 10'7")

With TV and BT point, window to side aspect and radiator.

Family Bathroom

Having a large paneled bath with mains fed shower over, pedestal hand wash basin, low level wc, tiled flooring, extractor fan, window to side aspect and radiator.

Outside

The front of the property is of low maintenance with a large gravel driveway, further area with two trees providing privacy, outside tap and electric point brick wall surround with timber 5 bar gate to front.

The rear of the property has the gravel driveway leading to large detached double garage and motor home cover to side. Further leading to beautifully presented South Facing garden with multiple seating areas, feature double pond with waterfall, multiple area of flowers and shrubbery, behind the garage is a glass house with space for vegetable patch, outside tap and lighting.





Agents Note

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Floorplan



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