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Old Main Road, Barnoldby Le Beck



When it comes to
property it must be


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Offers over £800,000



An impressive detached residence situated within a highly regarded village.

Key Features

- Imposing Family Detached House
- High Quality Finish Throughout
- Four Bedrooms all with Access to En-suite Facilities
- Open Plan Kitchen to a Spacious Dining Area and Day Room
- Spacious Lounge, Dining Room & Separate Study
- Private Rear Garden with Patio Area and Timber Summerhouse
- EPC rating B
- Tenure: Freehold

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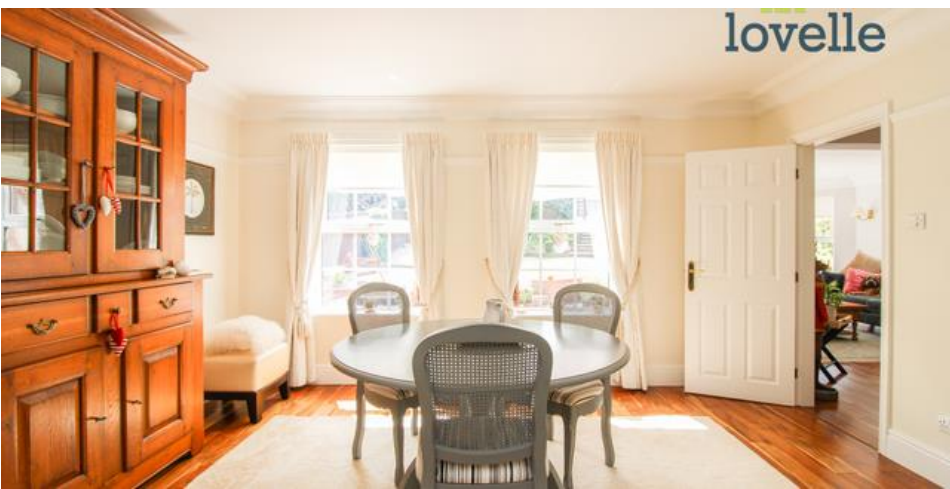
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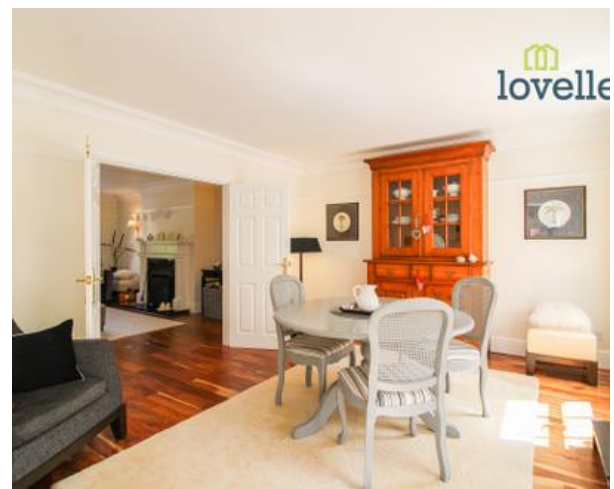
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Lovelle offer to market this executive detached family home, elegantly finished to outstanding quality. Offering generous ground floor living space and to the first floor, four bedrooms each with access to an en-suite.

The property is located in what is locally regarded as one of the area's most highly sought after prestigious villages 'Barnoldby-le-Beck', renowned for its selection of exclusive high end property, ease of access to the Lincolnshire Wolds, which is an Area of Outstanding Natural Beauty and is within walking distance to the extremely popular village public house & restaurant 'Ship Inn', believed to date back to 1790.

The heart of the home is the bespoke Richard Sutton fitted kitchen finished with granite work surfaces and enjoying an open plan design to a spacious dining area and day room providing not just a practical space but a fantastic social area for the family. Ground floor cloakroom, fitted utility room and separate boot room are all conveniently placed. Stylishly presented lounge with a superb bespoke fire place and solid walnut flooring, double doors open into a formal dining room and there is a separate study room that offers versatility to create a second sitting room or play room if required.

The first floor has a galleried landing, master bedroom with a luxurious en-suite with freestanding bath and wet room style shower. There is an additional bedroom with en-suite shower room and the two further bedrooms are served by a Jack and Jill luxury bathroom again with a separate bath and walk-in shower.

Externally, there is a large block paved driveway that leads up to the property and provides access to the attached double garage with a Zappi EV charging point. At the rear of the property is a beautifully landscaped garden, teaming with a vast range of mature trees and shrubs. Patio area extends the full width of the property enabling access from the kitchen and the dining room, perfect for alfresco dining.

Viewing is a must.

Entrance Hall

3.57m X 4.73m

Entered through a uPVC entrance door with twin uPVC double glazed windows to each side, deep corning to the ceiling which is a continued feature throughout the property, radiator, return staircase to the first floor, ceiling light point and smoke alarm. Quality walnut flooring. Built-in storage.

Cloakroom

1.28m X 1.97m

A Richard Sutton suite to include a w.c, vanity housed hand wash basin set on an osprey quartz surface with wall mounted mixer tap and traditional style storage cupboard, wall mounted chrome circular towel ring, LED spotlights to the ceiling with motion sensor, obscure glass uPVC double glazed window and Walnut flooring.

Lounge

5.51m X 4.47m

Stylishly presented lounge set around a Richard Sutton Georgian styled fire place with a black granite hearth and cast iron fire grate. Cornicing to the ceiling and picture railing. Four wall light points, radiator, television point, twin uPVC double glazed windows to the front and double doors open to the Dining Room.

Dining Room

3.91m X 4.49m

uPVC double glazed windows to the rear aspect, cornicing to the ceiling, picture rail and radiator.

Kitchen/Diner

7.88m X 4.94m

A fabulous Richard Sutton solid wood kitchen hand painted in Little & Green 'Arquerite & 'Dash of Soot) with granite surfaces, bi-folding pantry style cupboard and a range of fitted/integrated appliances to include dishwasher, larder fridge, Mercury electric range style oven with five ring burners. A granite splash back and wooden painted pelmet over to match the kitchen cabinets with a concealed extractor hood. Integrated to the work surface is a stainless steel inset sink unit with chrome mixer tap and separate flexible rinsing tap. The kitchen is completed by a substantial centre island with dark granite surface, glazed display cabinets to one side and to the opposite side is a deep drawer unit and base cabinet. A spacious dining area open plan from the kitchen with cornicing to the ceiling, four wall light points, radiator, solid walnut flooring open plan to the Day Room.

Day Room

3.58m X 3.96m

Five uPVC double glazed with views to the rear garden, four wall light points and cornicing to the ceiling, radiator.

Utility Room

2.57m X 2.42m

Fitted units to match the kitchen with pale granite work surfaces, stainless steel inset sink unit with chrome mixer tap, space and plumbing for washing machine and tumble dryer, double opening larder style cupboard. uPVC double glazed window to the side aspect, limestone tiled flooring, cornicing to the ceiling, ceiling light point, radiator and door to the Boot Room.

Boot Room

3.26m X 1.57m

Dual aspect uPVC doors to the front and to the side aspects, cornicing to the ceiling, ceiling light point, limestone tiled flooring, radiator, fitted coat rack and bench seat incorporating shoe storage.

Study

2.95m X 4.47m

uPVC double glazed window, cornicing to the ceiling, picture railing and a ceiling light point.

Landing

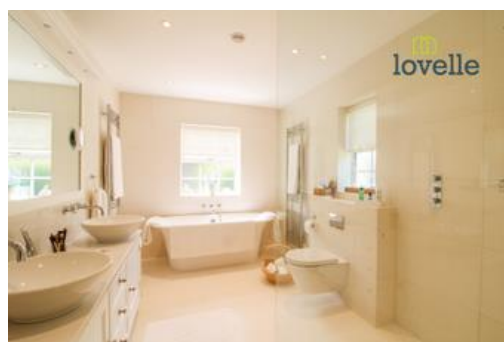
3.63m X 5.49m

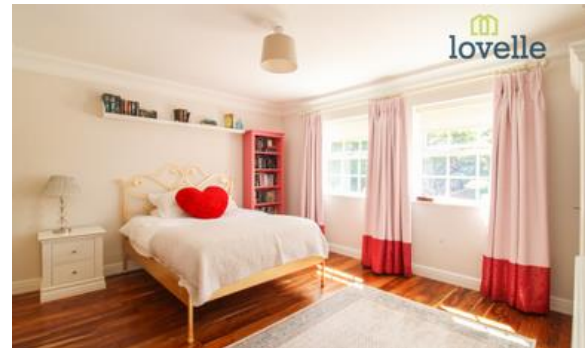
Galleried landing with three uPVC double windows to the front aspect. Cornicing to the ceiling, two ceiling light points and two radiators.

Bedroom 1

4.50m X 5.08m

Spacious and stylishly presented master bedroom with twin uPVC double glazed windows, radiator, cornicing to the ceiling, ceiling light point, walnut flooring, two built in double wardrobes plus built in shelved linen cupboard.





En-suite 1

2.50m X 4.42m

A spa like suite by Richard Sutton to include a free standing bath with wall mounted chrome mixer tap, twin sinks are set on a quartz surface over a fitted vanity unit with two storage cabinets and drawers under and a mirror with fitted frame and pelmet with integrated spotlights over vanity area. Concealed w.c , wet room shower area with a frameless shower screen and thermostatically controlled shower to include a rain head shower and wall mounted detachable shower attachment. Wall mounted chrome towel rail and spotlights to the ceiling, walls and floor are fully tiled in limestone with mosaic tiled detailing. Dual aspect with obscure glass uPVC double glazed windows.

Bedroom 2

3.68m X 4.12m

Twin uPVC double glazed windows, cornicing to the ceiling, ceiling light point, radiator, walnut flooring and built in wardrobe.

En-suite 2

2.36m X 1.51m

Richard Sutton suite with concealed cw.c, wash basin set on a quartz top over a vanity unit with chrome tap, fitted mirror over with spotlight pelmet, wet room shower with glazed shower screen, rain water shower head over and wall mounted detachable shower attachment. Wall mounted heated towel rail, automatic lighting and LED day lighting, obscure glass uPVC double glazed window, ceiling mounted extractor fan and fully tiled in limestone with mosaic detailing. Motion sensor lighting.

Bedroom 3

3.23m X 4.50m

Twin uPVC double glazed windows to the front aspect, walnut flooring, radiator, built in wardrobe with lighting, cornicing to the ceiling, ceiling light point and door to Jack and Jill en-suite.

Bedroom 4

3.93m X 4.50m

Twin uPVC double glazed windows, cornicing to the ceiling, ceiling light point, access to loft space, door to Jack and Jill en-suite.

Jack & Jill Bathrom

3.28m X 2.32m

Another beautiful Richard Sutton suite comprising of; Concealed w.c, wet room shower with rain water head and wall mounted detachable shower attachment, half walled screen with glazed screen over, ceiling mounted extractor fan, spotlights to the ceiling, feature diagonally positioned double ended bath with a panelled side in limestone tiling with cantilever chrome mixer tap. Feature automatic lighting and uPVC obscure glass double glazed. Motion sensor lighting.

Outside

N/a

The property is accessed via a brick pillared entrance with lantern tops, a block paved driveway bordered by a lawned area and established shrub bed. Double garage with a Zappi EV charging point. To the rear of the property is a beautifully landscaped rear garden which has a central feature lawn, cobbled border and gravelled walkways. The clever use of timber railway sleepers to support the raised beds and to also to create steps to a walkway to the raised area which houses a beautiful painted timber summer house.

Solar Panels & Battery

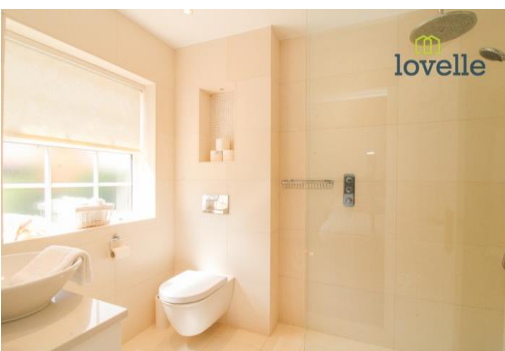
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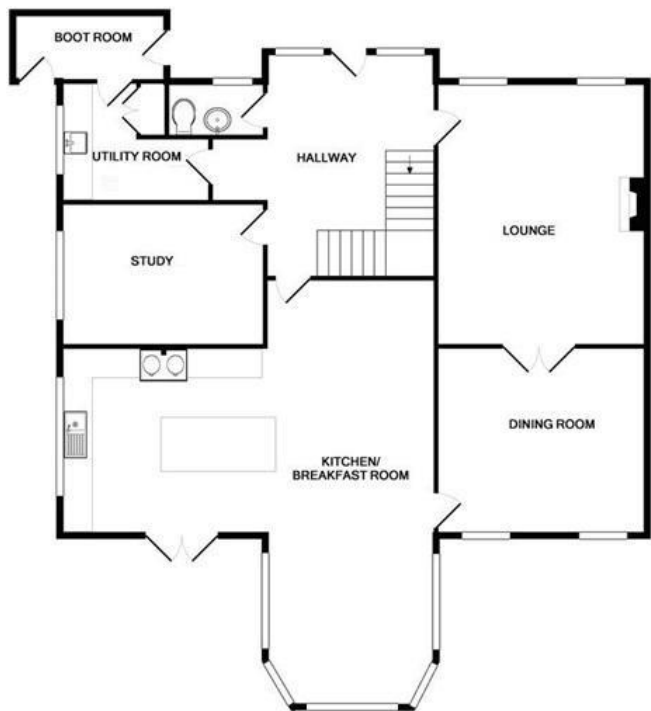
33 solar panels (owned not leased) with a large capacity battery that hugely reduce the property energy running costs.

Disclaimer

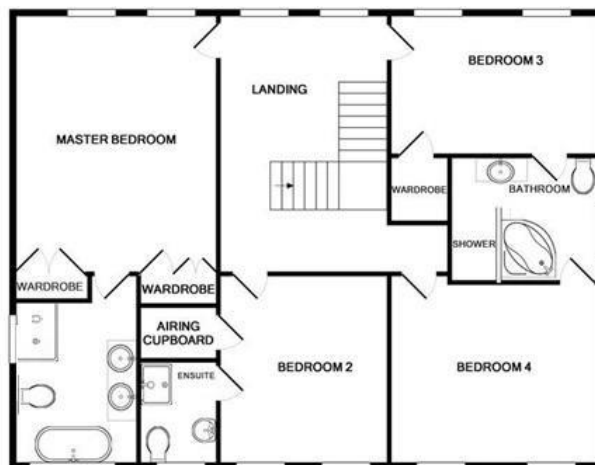
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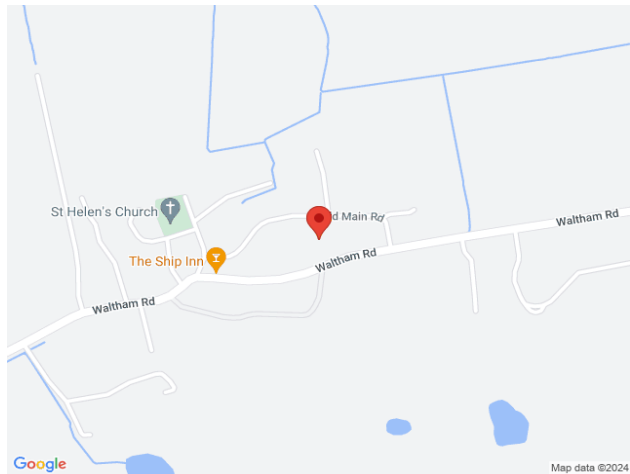


GROUND FLOOR



BATHROOM

1ST FLOOR



When it comes to **property**
it must be



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