

## Hawthorne House Church Lane, Thorpe Langton, LE16



**£500,000**

This truly stunning and deceptively spacious Cruck house dates back to the mid 17th century and is neatly tucked away on a quiet lane in the highly sought after village of Thorpe Langton. This beautiful home has been lovingly restored throughout and offers well-proportioned living accommodation and scope for further alterations or additions (STPP). The property has a wealth of charm and character with many original features, exposed beams and lovely views over paddock land within the village. The accommodation briefly comprises: Entrance porch, sitting room, dining room, kitchen/breakfast room, pantry, downstairs shower room, three large double bedrooms and family bathroom. To the outside of the property is off-road parking for multiple vehicles, workshop, two outbuildings/stores and separate large garage located along the lane. Viewing is highly recommended to truly appreciate this unique village home!

*Service without compromise*

**Entrance Porch 4'6 x 2'10 (1.37m x 0.86m)**

Accessed via a wooden front door. Door through to: Sitting Room

**Sitting Room 14'9 x 13'3 (4.50m x 4.04m)**



Window to front and side aspect. Gas feature fireplace with brick surround. TV point. Radiator. Exposed beams. Opening through to: Dining Room

**Dining Room 15'5 x 14'9 (4.70m x 4.50m)**



Window to side aspect. Inglenook fireplace (currently not used) Stairs: Rising to first floor. Radiator. Door through to: Kitchen/Breakfast Room

**Kitchen/Breakfast Room 14'5 x 13'1 (4.39m x 3.99m)**



Having a selection of fitted base units with a Corian worktop over and double stainless steel sink with drainer. There is a double 'Aga' and space and plumbing for a freestanding washing machine. Window to side aspect. Vinyl flooring. Door through to: Rear entrance.

**Rear Porch 9'11 x 5'6 (3.02m x 1.68m)**



Window to side aspect. Wooden door out to: Rear garden. Radiator. Doors to: Pantry and Shower Room. Stairs rising to: First floor.

**Pantry 9'7 x 5'10 (2.92m x 1.78m)**



Window to side aspect. Tiled floor. Selection of fitted cupboards. Space for a freestanding fridge/freezer.

## Downstairs Shower Room 6'7 x 5'0 (2.01m x 1.52m)



Comprising: Corner shower cubicle, low level WC and wash hand basin. Tiling to floor and walls. Radiator.

## First Floor Landing



Doors off to: Bedroom, Bathroom and Walk-in Wardrobe. Window to side aspect.

## Bedroom One 14'11 x 13'9 (4.55m x 4.19m)



Windows to front and side aspect. TV point. 2 x Radiators.

## Bathroom 8'4 x 7'1 (2.54m x 2.16m)



Comprising: Panelled bath with mixer tap, separate shower cubicle, low level WC and wash hand basin with vanity storage below. Feature floor and wall tiling. Radiator. Window to side aspect.

## Walk-In Wardrobe

With rail space and radiator.

## Bedroom Two 17'6 x 11'10 (5.33m x 3.61m)



Windows to rear aspect overlooking rear garden. Radiator. Door through to: Bedroom Three

## Bedroom Three 14'11 x 13'3 (4.55m x 4.04m)



Window to side aspect. Feature cast iron fireplace. TV point. Radiator.

## Outside



The property benefits from off road parking for two vehicles. Wrought iron gates lead through to the private



and fully enclosed rear garden. The garden has a paved patio and seating area, with a good sized lawn bordered by mature and established planting.

## Workshop 15'3 x 10'5 (4.65m x 3.18m)



Having power and light, two windows and double wooden doors. 2 x Radiators. Boiler.

## Outbuildings/Stores

One being brick-built and one being wooden clad, both having power and light.

## Garage



The large single garage is located 25 metres along Church Lane and benefits from power and light.

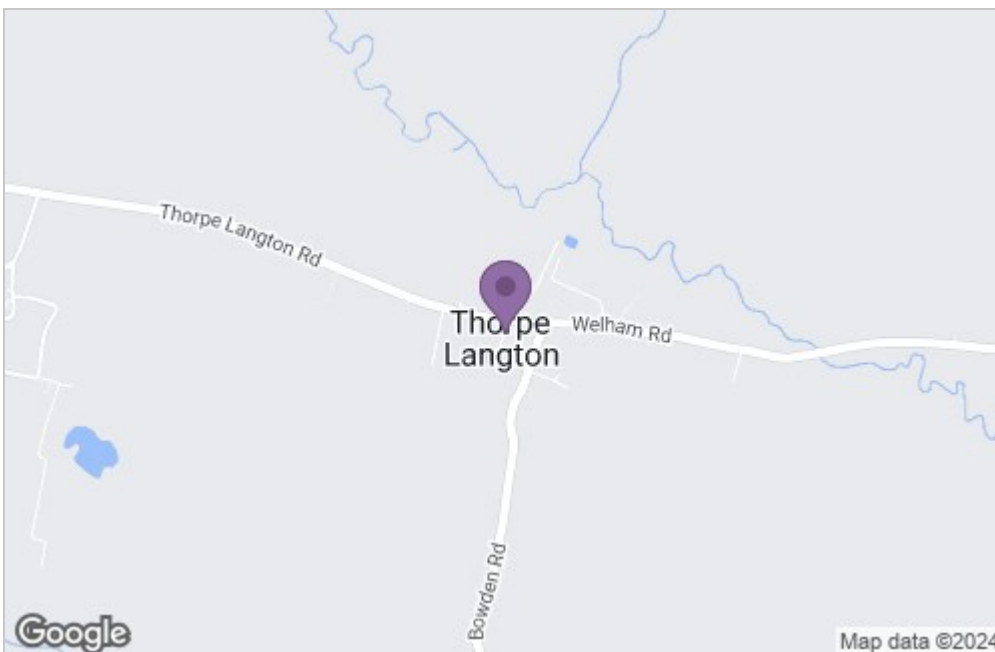
## Floor Plan



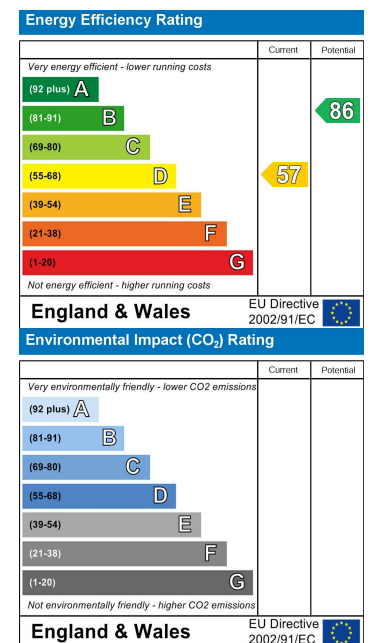
Total area: approx. 167.2 sq. metres (1799.7 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Service without compromise