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Thornton Hill, North Owersby



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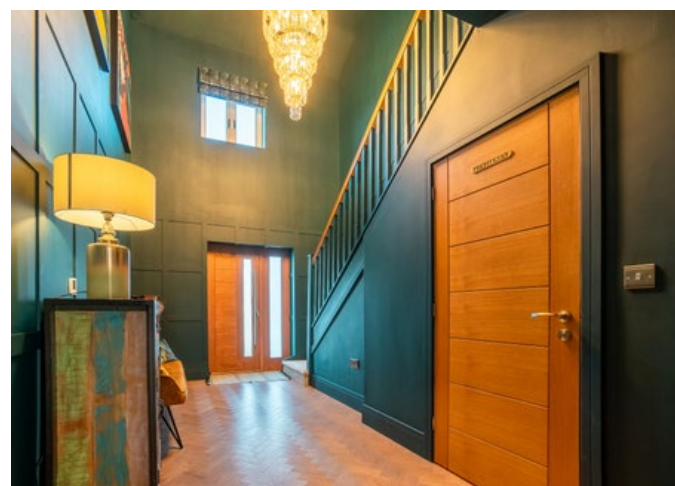
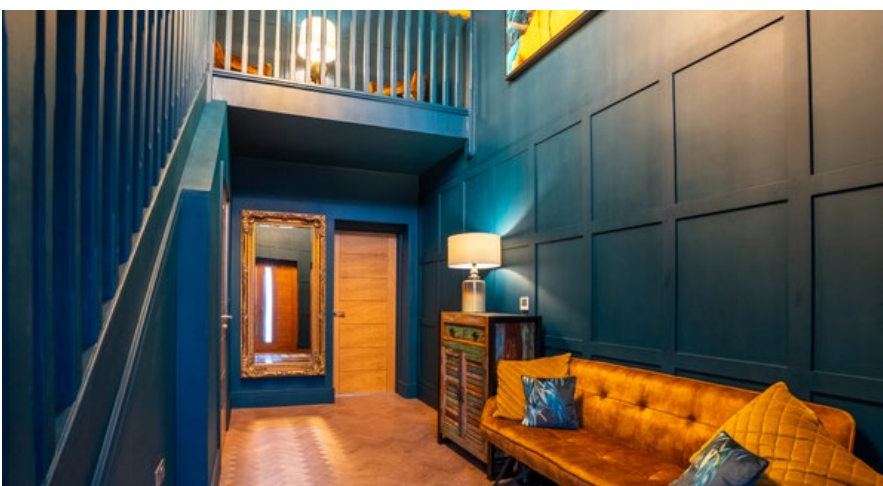


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When it comes to  
property it must be

  
lovelle





£585,000

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Beautifully Appointed Executive Barn. Finished to an exceptional standard and positioned in the rural village of North Owersby. This stunning property boasts over 2200 sq ft of immaculately presented, modern accommodation. Set in generous gardens approx. 1 Acre (sts) with electric gated extensive driveway, integral garage. VIEWING ADVISED TO FULLY APPRECIATE with NO ONWARD CHAIN

#### Key Features

- Exceptional Barn Style Home
- Finished to a High Specification
- Approximately 1 Acre Plot (STS)
- Entrance Hall, WC, Boot Room, Utility
- Stunning Open Plan Kitchen, Dining, Living
- Master Bedroom, Dressing Room & Ensuite
- 2 Further Bedrooms & Bathroom
- Electric Gated Driveway & Integral Garage
- Underfloor Heating to Ground Floor
- Council Tax Band - D
- EPC rating B
- Tenure: Freehold







## Situation

North Owersby, Market Rasen a rural farming village in the civil parish of Owersby on the edge of the breath-taking Lincolnshire Wolds, an area of outstanding natural beauty. The property is adjacent to the Kingerby Beck Meadows Nature Reserve, offering a serene and scenic environment perfect for nature enthusiasts and those seeking tranquillity. The property is also within the catchment area for Caistor Grammar School.

## Entrance Hall

2.21m x 5.05m (7'4" x 16'7")

A welcoming space featuring a composite front entrance door, elegant Karndean flooring, and stylish panelling along the walls and staircase, setting the tone for the home.

## WC / Cloakroom

1.04m x 2.43m (3'5" x 8'0")

A convenient cloakroom with a modern low-level WC, vanity hand wash basin with tiled splashback, and durable Karndean flooring for a polished finish.

## Kitchen, Dining, Living Room

4.97m x 12.09m (16'4" x 39'8")

A stunning open-plan area boasting high-quality fitted wall and base units, complemented by a central island. Equipped with two electric ovens, a 4 ring hob with built in extractor, and an integrated dishwasher, fridge, freezer, and a 16 bottle wine cooler. The space is enhanced by two double-glazed side windows and French doors opening onto the garden, creating a light and airy atmosphere perfect for entertaining.

## Boot Room

3.14m x 2.76m (10'4" x 9'1")

Practical and stylish, featuring fitted storage and Karndean flooring, ideal for keeping things organized.

## Utility Room

2.34m x 2.09m (7'8" x 6'11")

A functional space with fitted wall and base units, a sink unit, and provisions for a washing machine and tumble dryer. Includes a storage cupboard, Karndean flooring, and a double-glazed front-facing window.



## Inner Hall

1m x 5.21m (3'4" x 17'1")

Features Karndean flooring and a built-in storage cupboard, seamlessly connecting key areas of the home.

## Bedroom 2

4.97m x 3.05m (16'4" x 10'0")

A spacious double bedroom with a side-facing double-glazed window and fitted wardrobes, offering ample storage.

## Bedroom 3

3.68m x 3.16m (12'1" x 10'5")

Another generously sized double bedroom with fitted wardrobes and a side-facing double-glazed window.

## Bathroom

3.67m x 2m (12'0" x 6'7")

Luxuriously designed with a four-piece suite, including a freestanding bath, shower cubicle, vanity hand wash basin, and low-level WC. Fully tiled walls and flooring, a heated towel rail, and a side-facing double-glazed window complete the space.

## Landing

3.31m x 1.41m (10'11" x 4'7")

An elegant landing area with panelled walls and a front-facing double-glazed window, adding character and charm.

## Bedroom 1

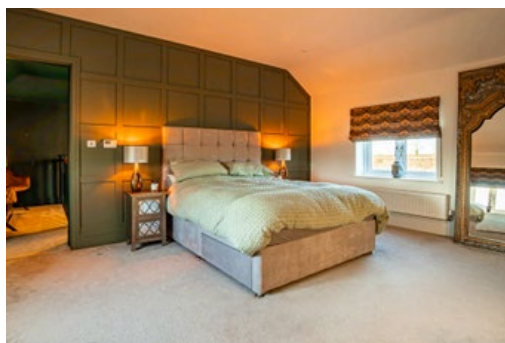
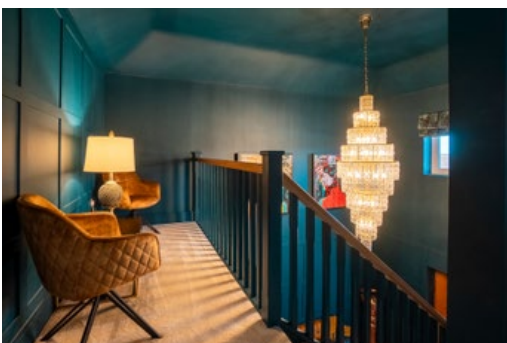
4.2m x 4.95m (13'10" x 16'2")

A light-filled master bedroom with dual-aspect double-glazed windows to the front and rear, complemented by a radiator for comfort.

## Dressing Room

2.43m x 2.63m (8'0" x 8'7")

off the master bedroom, this well-appointed dressing room includes a double-glazed rear-facing window and a range of fitted furniture for organized storage.





## Ensuite

2.52m x 2.48m (8'4" x 8'1")

A sleek three-piece suite with a shower cubicle, vanity hand wash basin, and low-level WC. Fully tiled walls and flooring, a heated towel rail, and a front-facing double-glazed window add to its contemporary appeal.

## Gardens

Set within a generous 1-acre plot (sts), the beautifully landscaped gardens are mostly laid to lawn, featuring paved patio areas ideal for outdoor dining and relaxation.

## Garage

3.35m x 5.11m (11'0" x 16'10")

A secure garage with an electric roller door, power, and lighting, offering ample space for vehicles or storage. The current Owners have had drawings done to convert this space into a 4th bedroom with drawings for a triple garage to be built on the driveway under permitted planning.

## Gated Driveway

An impressive electric-gated gravel driveway provides ample off-road parking for multiple vehicles, ensuring both security and convenience.



## Services

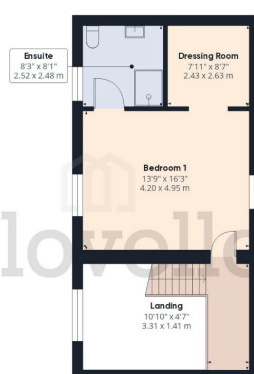
Mains Electricity, Water, Air Source Heating (underfloor heating to ground floor, radiators to first floor) and Klargestar septic tank system.

## Agents Notes

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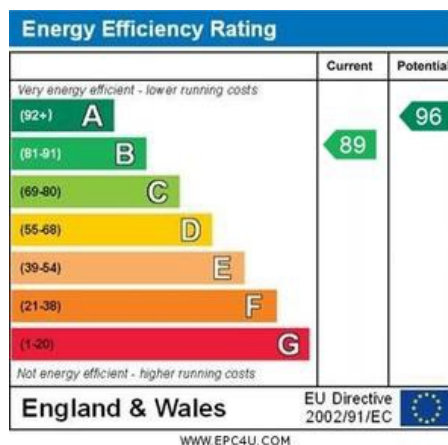
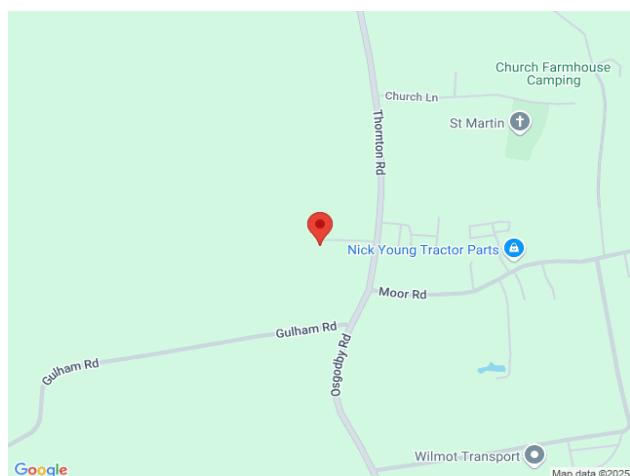




(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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