



Wishing Well Barn,  
Hardwick, Lincoln



# Wishing Well Barn, Hardwick, Lincoln

Lincoln City Centre - 9 miles Newark - 16 miles (Direct daily trains to London Kings Cross)

Completed in 2021 this impressive five bedroom barn conversion extends to around 7,254 sq ft and nestles in around 0.82 of an acre with far reaching countryside views. The substantial accommodation has been carefully designed to provide a flexible family home with the ground floor offering a large open plan kitchen/living/dining room with mezzanine lounge, utility room, plant/boiler room, wc, games room, back kitchen, family bathroom, four bedrooms and en-suite shower room. The first floor comprises a generous master bedroom, en-suite bathroom and a further plant room.

A substantial gravel driveway leads to a detached triple garage of which two bays are open and one enclosed by timber double doors along with an attached outbuilding which is divided in two and measures around 3,000 sq ft in total. This offers a variety of options for home-business use or additional storage. The rest of the grounds are made up of low maintenance gravel and lawned areas along with walled and fenced boundaries.



## ACCOMMODATION

### Entrance hall

With double glazed windows and double glazed French doors to side elevation, two radiators, archway through to;

### Open Plan Living/Dining area

Double glazed windows to front, side and rear elevation, double glazed door to rear elevation, impressive bespoke oak staircase leading to mezzanine lounge, exposed oak beams, archway to kitchen.

### Mezzanine Lounge

Double glazed Velux windows and balcony window to rear elevation, three radiators, eaves storage.

### Kitchen/Diner

Double glazed casement windows to side and rear elevation, double glazed door to side elevation, fitted wall and base units with quartz worktop, two built-in Neff ovens, four ring Samsung induction hob with extractor over, built-in Neff dishwasher, space and plumbing for American fridge.

### Utility

With double glazed window to side elevation and double glazed door to rear elevation, fitted base units with space and plumbing for washing machine and tumble dryer along with Belfast sink and quartz worktop, extractor, door to;

### WC

Two piece suite comprising low flush WC, wash basin in vanity unit, extractor, door to

### Plant Room

Double glazed casement window to side elevation, Worcester oil fired boiler with pressurised tank and underfloor heating controls.

### Games Room

Double glazed picture windows to rear elevation, snooker table, stairs to master bedroom, door to;

### Back Kitchen

Fitted wall and base units with quartz worktop, Belfast sink, built-in fridge and dishwasher.

### Hallway

With door to courtyard and access to all bedrooms.

### Bedroom Two

Double glazed casement windows to rear elevation, loft access, door to

### En-suite Shower Room

Three piece suite comprising large walk-in shower cubicle, wash basin in vanity unit, low flush WC, extractor, column radiator.

### Bathroom

Double glazed casement window to rear elevation, three piece suite comprising freestanding roll top bath with shower mixer tap, wash basin in vanity unit, low flush WC, column radiator, extractor.

### Bedroom Three

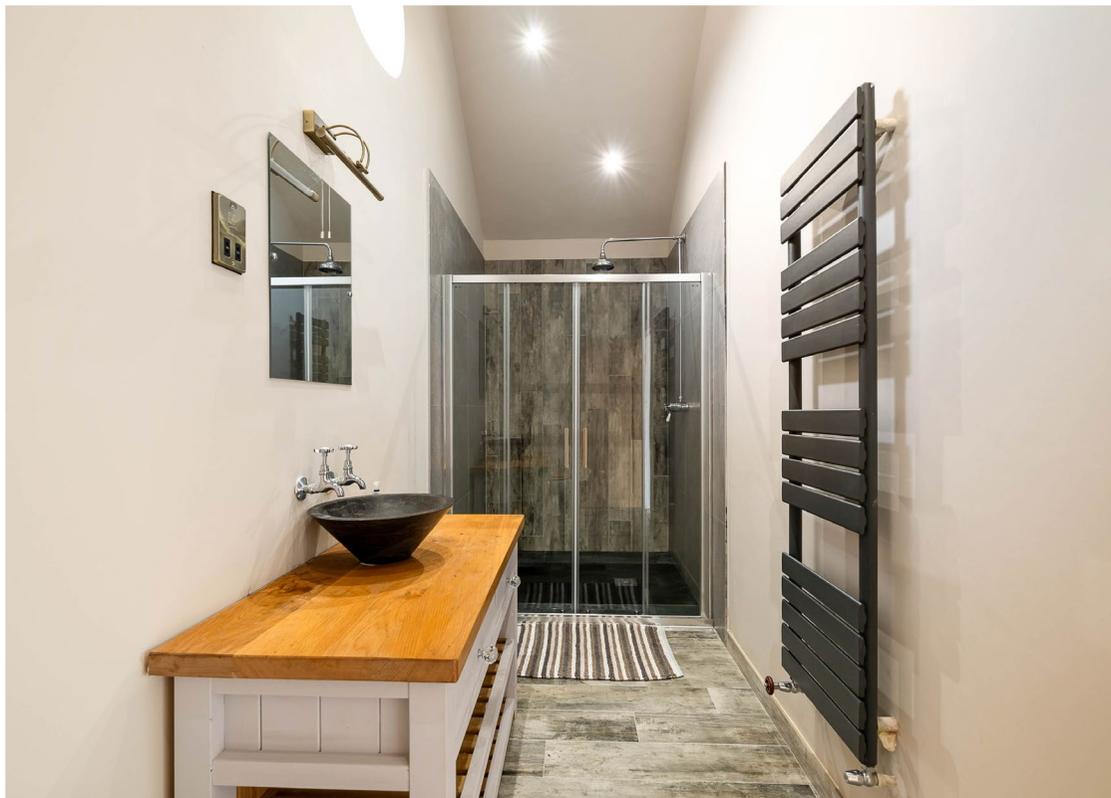
Double glazed casement windows to rear and side elevation, loft access.

### Bedroom Four

Double glazed casement window to side elevation, loft access.

### Bedroom Five

Double glazed casement window to side elevation which currently houses a CCTV control system.



## First Floor

### Master Bedroom

Double glazed picture windows to rear elevation with far reaching countryside views, double glazed Velux windows to front elevation, two radiators, exposed beams, door to;

### En-suite Shower Room

Circular double glazed picture window to side elevation, three piece suite comprising large walk-in shower cubicle, wash basin in vanity unit, low flush WC, column radiator, extractor.

### Plant Room Two

With second Worcester oil fired boiler, pressurised tank, solar panel controls and server cabinet.

## Outside

The property sits in a substantial plot extending to around 0.82 of an acre with open field views to the rear. A substantial gravel driveway leads to a detached triple garage of which two bays are open and one enclosed by timber double doors. The rest of the grounds are made up of low maintenance gravel and lawned areas along with walled and fenced boundaries.

## Outbuilding

There is a substantial brick and block outbuilding which is divided in two and measures around 3,000 sq ft in total. This offers a variety of options for home-business use or additional storage.

## Services

When understand the property offers mains water, mains electric, two oil tanks which provide oil fired central heating along with solar panels and underfloor heating. Drainage is to a modern bio tank.

## Mobile

We understand from the Ofcom website there is likely to be good mobile coverage from EE, Three, O2 and Vodafone.

## Broadband

The property has wi-fi throughout and we understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

## Tenure & Possession

Freehold and for sale by private treaty.

## Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## Viewing Procedure

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## Agent

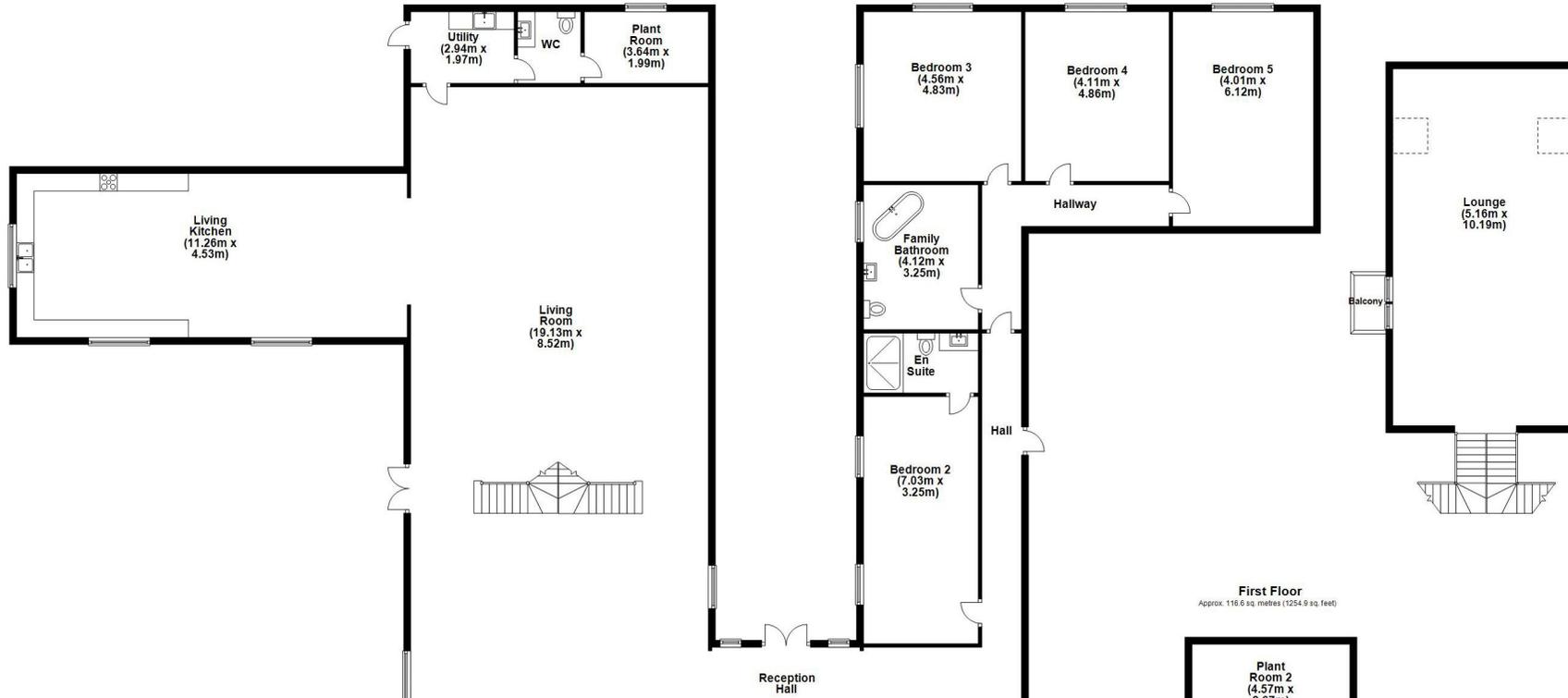
James Mulhall

01522 504304

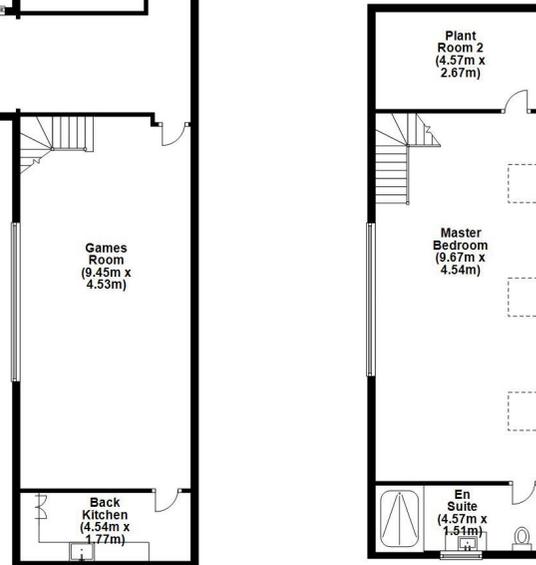
lincolnresidential@brown-co.com



**Ground Floor**  
Approx. 440.7 sq. metres (4743.2 sq. feet)



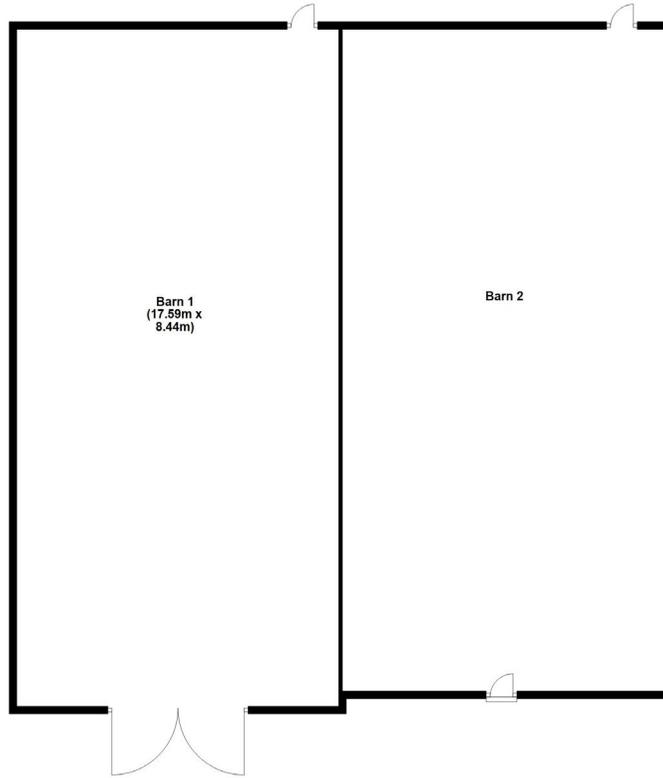
**First Floor**  
Approx. 116.6 sq. metres (1254.9 sq. feet)



Total area: approx. 557.2 sq. metres (5998.1 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



Ground Floor



Barn 1  
(17.59m x 8.44m)

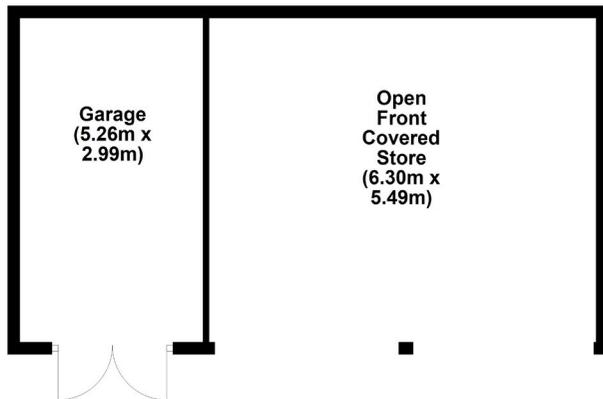
Barn 2

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Plan produced using PlanUp.



Ground Floor

Approx. 49.4 sq. metres (531.2 sq. feet)



Garage  
(5.26m x 2.99m)

Open  
Front  
Covered  
Store  
(6.30m x 5.49m)

Total area: approx. 49.4 sq. metres (531.2 sq. feet)

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Plan produced using PlanUp.







**DIRECTIONS: LN1 2PW**

From Lincoln follow the A57 towards Saxilby and then turn right onto Mill Lane and immediately left onto Bridge Street. Proceed through the village and turn left onto Sykes Lane. Stay on this road until you reach a left hand turn signposted Hardwick. Follow this road and you will come to the entrance drive of Hope farm. Continue down and the barns can be found on your left. Viewing is strictly by appointment and member

of Brown & co will meet you at these gates on the day of your appointment.

<https://what3words.com/reflected.steaming.forkful>

**Location**

The property is situated at the end of a no through road in the rural hamlet of Hardwick which is a short drive to the centre of Lincoln or indeed the A46 to A1 road links.

**IMPORTANT NOTICES**

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