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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420 406 www.longstaff.com



6B Church Street, Haconby, Bourne. PE10 0UJ.

Guide Price £525,000 Freehold

- Idyllic and Rural Village Location
- Private Driveway & Secluded Location
- Large Reception Room
- Viewing Highly Recommended
- No Onward Chain

Tucked away in an enviably private position along a seduded drive, and situated in the desirable village of Haconby, this substantial four-bedroom detached home combines generous living space with a thoughtfully designed layout, ideal for family life. Viewings are highly recommended to fully appreciate the generous accommodation, private setting and quality of finish throughout.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



DESCRIPTION

Beautifully presented throughout, this impressive, detached family home offers spacious and versatile accommodation with stylish, contemporary décor.

A welcoming entrance hall leads to a gallery landing, while the heart of the home is the superb open-plan living space, featuring a vaulted ceiling, wood-burning stove and doors opening onto the secluded rear garden. Upstairs, the generous principal bedroom benefits from an en-suite shower room, complemented by three further double bedrooms and a modern family bathroom.



Outside, the property is approached via a private driveway, providing an excellent degree of privacy and ample off-road parking, alongside a double garage. The enclosed South-West facing rear garden offers a wonderful space for outdoor dining, entertaining and family enjoyment. Further benefits include solar PV panels with battery storage and the advantage of no onward chain.

A superb opportunity to acquire a substantial family home in a peaceful village setting, offering both privacy and practicality with excellent access to local amenities and surrounding countryside.

ENTRANCE HALL

12' 3" x 9' 1" (3.75m x 2.79m) A welcoming entrance hall with neutral décor, tiled flooring and a staircase rising to the gallery first-floor landing, creating an immediate sense of space and light.

KITCHEN/BREAKFAST ROOM

13' 3" x 13' 0" (4.05m x 3.98m) A spacious G-shaped kitchen fitted with an extensive range of dark blue base units and white wall-mounted cabinets, incorporating a breakfast bar, built-in electric oven and generous storage throughout.

LIVING ROOM

25' 3" x 16' 9" (7.71m x 5.12m) (at widest points) An impressive dual-aspect reception room featuring a vaulted ceiling with Velux windows, wooden flooring, a characterful wood-burning stove with exposed brick surround and stone hearth, and bi-fold doors opening onto the rear garden.

DINING ROOM

13' 11" x 12' 0" (4.25m x 3.68m) A well-proportioned reception room with wooden flooring, French doors to the garden and internal double doors to the living room, creating a flexible layout ideal for both everyday living and entertaining.

STUDY

7' 4" x 9' 2" (2.25m x 2.81m) A useful home office overlooking the front of the property, finished with neutral décor and cream carpeting.



CLOAKROOM

Comprising a WC, wash hand basin and heated towel rail, complemented by tiled flooring.

UTILITY ROOM

10' 5" x 4' 11" (3.18m x 1.51m) Conveniently positioned off the kitchen, offering additional storage, space for appliances and a door providing side access to the property.



GALLERY LANDING

13' 0" x 7' 9" (3.97m x 2.37m) An enviable gallery landing providing access to all first-floor accommodation, enhancing the home's sense of light and openness.

MASTER BEDROOM

15' 5" x 13' 1" (4.70m x 4.01m) A beautifully presented principal bedroom featuring fitted wardrobes, neutral décor, sloping ceilings and a window overlooking the landscaped front garden.



EN-SUITE

7' 3" x 8' 9" (2.22m x 2.67m) A stylish en-suite comprising a walk-in shower, WC, wash hand basin and heated ladder-style towel rail, finished with contemporary tiled walls and flooring.

BEDROOM TWO

12' 4" x 11' 1" (3.76m x 3.38m) A generous double bedroom with fitted wardrobes, neutral décor and a pleasant outlook over the rear garden.



BEDROOM THREE

9' 9" x 12' 4" (2.99m x 3.76m) A well-proportioned, spacious double bedroom with neutral décor and views across the rear garden.

BEDROOM FOUR

7' 4" x 9' 3" (2.26m x 2.82m) A comfortable double bedroom with a front-facing window and neutral décor.



FAMILY BATHROOM

8' 5" x 7' 8" (2.59m x 2.36m) Beautifully appointed with a freestanding roll-top bath, separate shower enclosure, WC, wash hand basin and heated ladder-style towel rail. Finished with a combination of tiled and painted walls, with a frosted window providing natural light and privacy.

EXTERNALLY

The property is approached via a private, gravelled driveway, leading to a generous block-paved driveway providing ample off-road parking and access to the double garage. The landscaped front garden is predominantly well-maintained planted borders, alongside a pathway, creating an attractive, secluded first impression.

To the rear, the private South-West facing garden has also been thoughtfully landscaped to provide an excellent space for both relaxation and entertaining. A generous patio adjoins the property, with the remainder laid to lawn and complemented by mature trees, shrubs and well-stocked borders.

VIEWINGS

Viewing is highly recommended to fully appreciate the generous accommodation, private setting and quality of finish throughout. Contact us today via telephone on 01778 420 406 or via email to bourne@longstaff.com

AGENTS NOTE

Please Note: Given the recent dry weather, AI has been used to brighten the appearance of the grass. Should you wish to be provided with copies of the original images, please contact the selling agents.

Viewing is highly recommended to fully appreciate the size, versatility, and exceptional features this property has to offer.



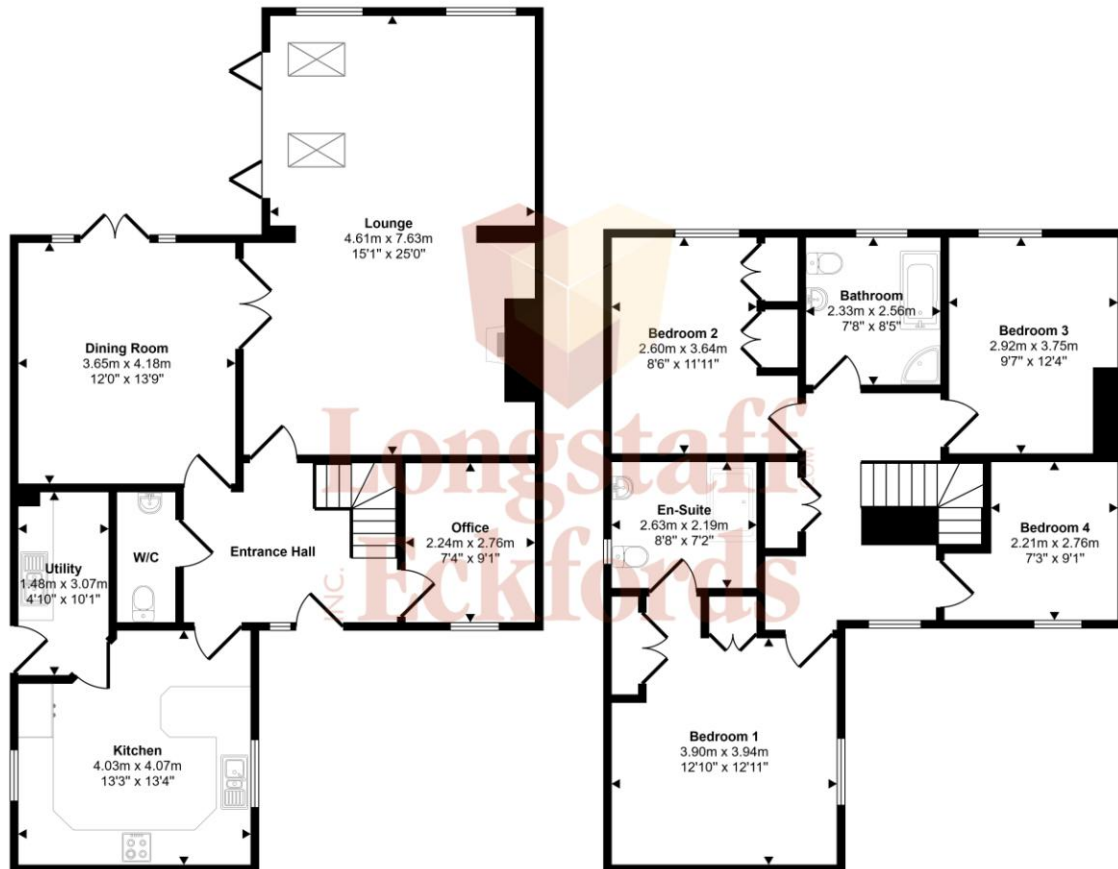

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Approx Gross Internal Area
169 sq m / 1815 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



TENURE Freehold

COUNCIL TAX BAND E
EPC RATING C (71)

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 18039

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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