

NEWTON FALLOWELL

Jonleigh House, Fenside Road, Toynton St. Peter - PE23 5DA

£850,000

Jonleigh House Fenside Road

Toynton St. Peter, Spilsby

A truly exceptional detached residence offering a unique opportunity for buyers seeking space and luxury. Set within approximately four acres (subject to survey) and beautifully positioned on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Offering panoramic open views to the rear and tucked away in a peaceful yet accessible location, the property enjoys a semi-rural setting with the charm of countryside living while remaining convenient for local amenities and transport links.

With impressive living space and over 7,100 square feet of accommodation, the property has undergone significant improvement and sympathetic extension over recent years, creating a generously proportioned home with high-quality fixtures and fittings throughout. (Please note: the side extension requires internal completion, with many of the necessary materials already on site.)

Boasting a versatile layout and exceptional flexibility, the impressive accommodation features six reception rooms, perfectly suited for entertaining, family living, or multi-generational use. There are seven generously sized, well-appointed bedrooms, each offering comfort and style, with five en-suite bathrooms ensuring privacy and convenience for the principal rooms.

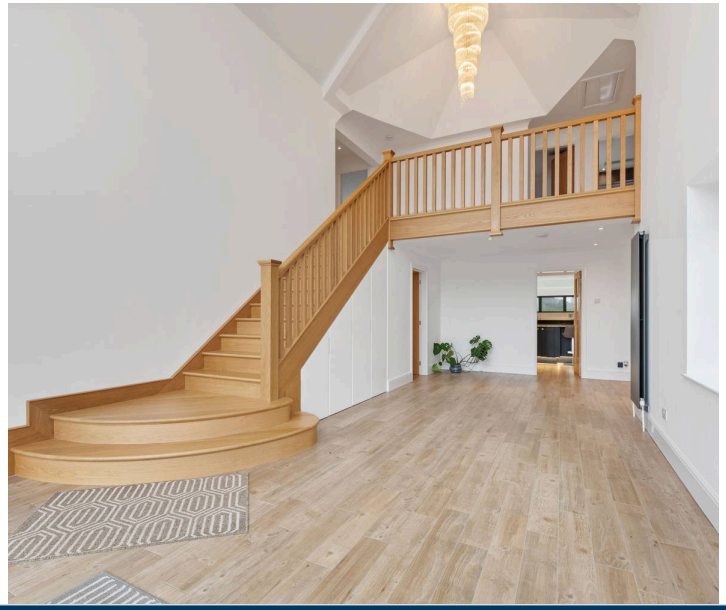
Standout features include a grand reception hall with vaulted ceiling, elegant glass doors and a solid oak staircase, a luxury fitted kitchen complete with granite work surfaces & integrated appliances and a stunning orangery with bi-fold doors that open onto the beautifully landscaped rear garden.

Outside the property is accessed via an impressive electric gate, opening onto an expansive driveway that has a grand sense of arrival and ample off-road parking. The extensive grounds are predominantly laid to lawn, framed by mature hedgerow borders that offer both privacy and charm. To the rear, a generous Indian sandstone patio creates the perfect space for outdoor entertaining and relaxation, complete with a luxurious hot tub. There is also a large workshop with a room above, perfect for a home business, studio, or conversion (subject to planning permission) and there are two detached garage blocks, each housing four garages, ideal for car enthusiasts or for secure storage.

Council Tax band: F - Tenure: Freehold - EPC Energy Efficiency Rating: C









ACCOMMODATION

The property is entered by double doors with side screens and shaped window above which lets the light flood through to the:

RECEPTION HALL

A large and spacious reception hall with a vaulted ceiling, window to side elevation, three vertical radiators, ceramic tiled floor, large coat cupboard and feature solid oak staircase with fitted drawers under offering discreet storage space.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin.

SNUG

18' 5" x 13' 4" (5.61m x 4.06m)

A large room but with a cosy feel. Having two windows to front elevation, vertical radiator, ceramic tiled floor and feature oak wall with wood burner.

KITCHEN

24' 3" x 16' 2" (7.40m x 4.94m)

A luxury fitted kitchen with a window to side elevation, coved ceiling with inset ceiling spotlights, two radiators and ceramic tiled floor. This quality kitchen is fitted with an extensive range of units with granite work surfaces and a large island unit. Featuring a host of integrated appliances including a Miele coffee machine, AEG double oven, AEG induction hob with extractor over and an AEG dishwasher. The kitchen also comes with an American style Samsung fridge/freezer and a handy bin cupboard.

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ORANGERY
24' 9" x 21' 0" (7.54m x 6.40m)
A truly spectacular room which has bi-fold doors and a single glazed door offering a superb view of the rear garden, further full height window to side elevation, impressive roof window with inset LED mood lighting around, two radiators and ceramic tiled floor.

UTILITY
13' 1" x 9' 5" (3.99m x 2.86m)
Having window & part glazed door to rear elevation, coved ceiling with inset ceiling spotlights, ceramic tiled floor and plant room off with oil fired boiler providing for both domestic hot water & heating. The utility has granite work surfaces with an undercounter sink & mixer tap, cupboards, Samsung automatic washing machine & tumble dryer under, cupboards over.

DINING ROOM
19' 9" x 14' 10" (6.02m x 4.53m)
With a vertical radiator, ceramic tiled floor and glazed double doors through to the formal living room and further double doors to the:

CONSERVATORY
26' 4" x 14' 2" (8.02m x 4.31m)
Having safety glass roof and bi-fold doors to rear.

FORMAL SITTING ROOM
17' 11" x 14' 2" (5.46m x 4.33m)
Having window to front elevation, coved ceiling, radiator and fireplace with inset wood burner.

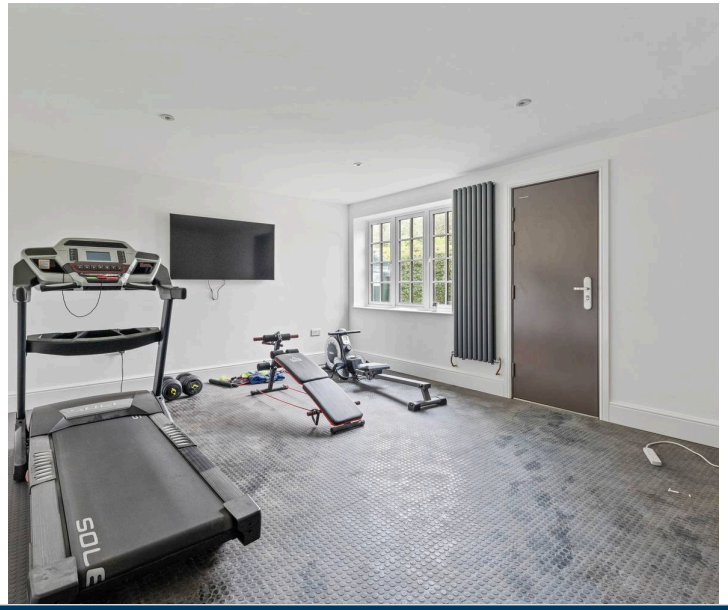






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CINEMA ROOM
19' 7" x 17' 1" (5.97m x 5.20m)
With a window to the front the cinema room is studded out and insulation is there but needs installing and plaster boarding.

GYM
18' 10" x 12' 11" (5.75m x 3.93m)
Having window to side elevation, inset ceiling spotlights, vertical radiator and with plant room off with further oil fired boiler.

GAMES ROOM/BEDROOM FIVE
25' 5" x 13' 5" (7.74m x 4.10m)
Needs finishing and having a window to the side.

EN-SUITE
11' 3" x 4' 2" (3.44m x 1.27m)
Needs finishing.

GUEST SUITE
In need of finishing and comprising:

WALK-THROUGH DRESSING ROOM
22' 5" x 12' 11" (6.84m x 3.94m)
Needs finishing.

BEDROOM
29' 3" x 18' 8" (8.92m x 5.69m)
In need of completion and having bi-fold doors to rear elevation, inset ceiling spotlights, two vertical radiators and ceramic tiled floor.

EN-SUITE
12' 11" x 6' 8" (3.93m x 2.03m)
Half tiled but needs finishing, all the materials & fittings are there.

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FIRST FLOOR LANDING
A galleried landing which benefits from the light streaming in from the front entrance and having a vertical radiator and oak flooring.

MASTER BEDROOM SUITE
Comprising:

BEDROOM
16' 11" x 14' 10" (5.16m x 4.53m)
Having window to rear elevation, coved ceiling, radiator and oak flooring. Opening to the:

WALK-THROUGH DRESSING ROOM
16' 11" x 11' 11" (5.16m x 3.64m)
With inset ceiling spotlights, oak flooring and an extensive range of fitted units with hanging rails and drawers.

EN-SUITE BATHROOM
16' 10" x 9' 10" (5.13m x 2.99m)
Having window to front elevation, inset ceiling spotlights, radiator, heated towel rail, tiled floor with underfloor heating and tiled walls. Fitted with a suite comprising: freestanding bath with mixer tap, large walk-in shower enclosure with rainfall shower & hand held shower fitting, his & hers wall hung hand basins with drawers under & illuminated mirror over and WC with concealed cistern.

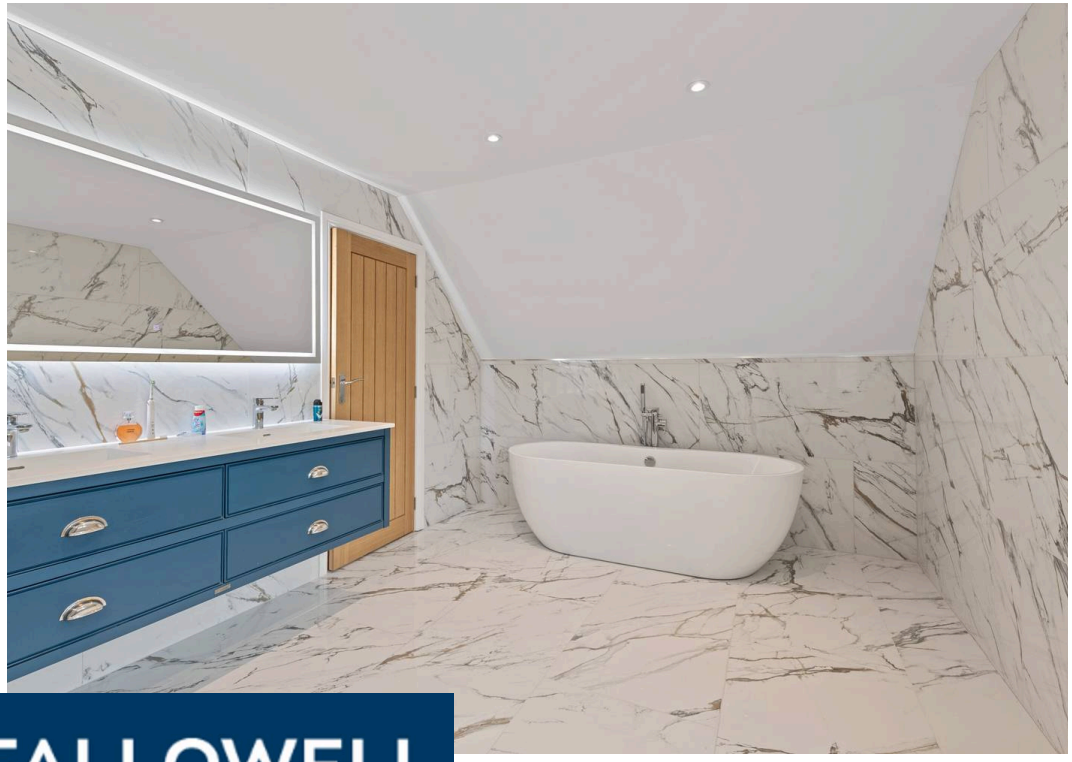






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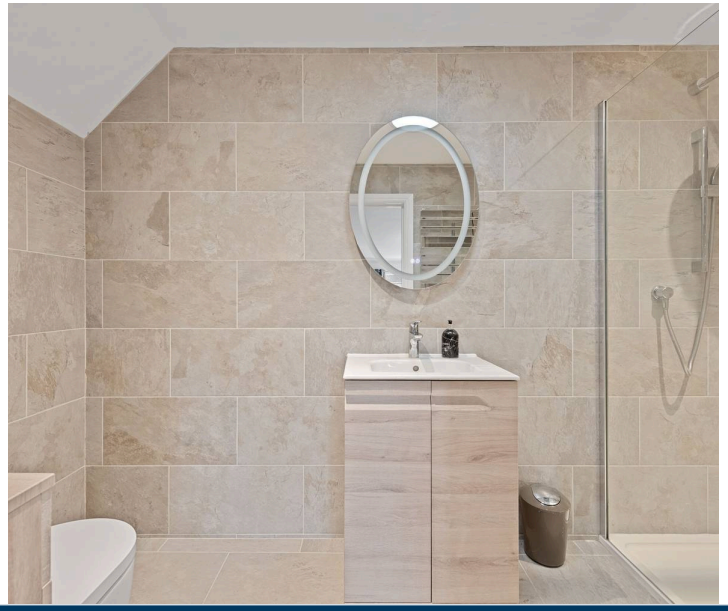


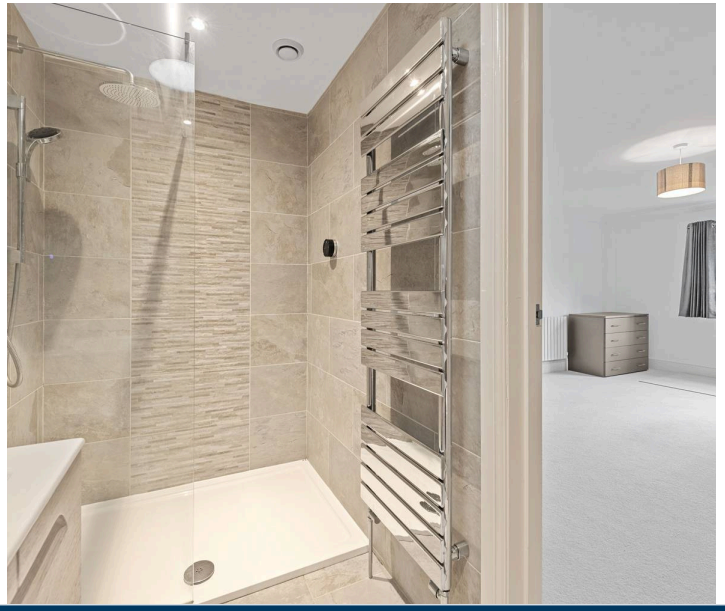
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BEDROOM TWO
18' 9" x 12' 6" (5.71m x 3.81m)
Having window to rear elevation, coved ceiling and radiator.

EN-SUITE
9' 1" x 6' 6" (2.77m x 1.98m)
Having window to front elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor with underfloor heating, walk-in shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

DRESSING ROOM
8' 11" x 6' 4" (2.71m x 1.92m)
Having window to front elevation.

BEDROOM THREE
17' 11" x 14' 11" (5.47m x 4.54m)
Having window to front elevation, coved ceiling, radiator and built-in wardrobes to either side of double bed space with bedside drawers and two further sets of drawers.

EN-SUITE
10' 10" x 4' 6" (3.29m x 1.37m)
Having inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

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BEDROOM THREE
17' 11" x 14' 11" (5.47m x 4.54m)
Having window to front elevation, coved ceiling, radiator and built-in wardrobes to either side of double bed space with bedside drawers and two further sets of drawers.

EN-SUITE
10' 10" x 4' 6" (3.29m x 1.37m)
Having inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

BEDROOM FOUR
14' 11" x 11' 5" (4.54m x 3.49m)
Having window to rear elevation and radiator.

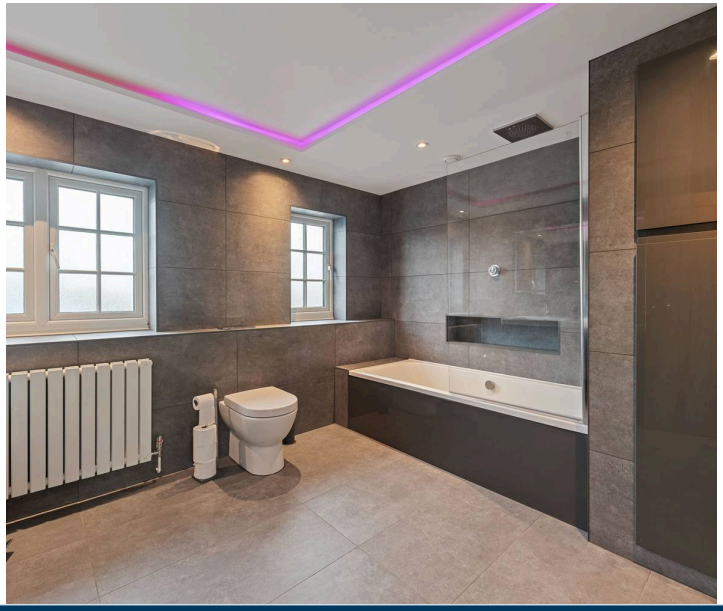
BEDROOM FIVE
13' 3" x 11' 5" (4.03m x 3.49m)
Having window to rear elevation and radiator.

STUDY
7' 1" x 6' 9" (2.15m x 2.06m)
Having window to front elevation and radiator.

BATHROOM
11' 1" x 9' 1" (3.37m x 2.78m)
Having two windows to rear elevation, feature ceiling with mood lighting & inset ceiling spotlights, radiator, heated towel rail, tiled walls, tiled floor with underfloor heating, built-in cupboard, panelled bath with shower fitting & anti-splash screen over, WC with concealed cistern and his & hers hand basins inset to vanity unit with drawers under and illuminated mirror over.







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EXTERIOR
The property is approached by a gravelled driveway which has a turning to a large gravelled area to the front of the house. The gravelled driveway continues to the side and leads to the:

WORKSHOP
38' 5" x 22' 10" (11.72m x 6.96m)
With a roller door, service door, window to front, light, power, air conditioning and a two post lift.

ROOM ABOVE
20' 10" x 13' 9" (6.35m x 4.20m)
Having windows to the front, side & rear and a juliette balcony overlooking workshop below.

TWO QUADRUPLE GARAGES
19' 8" x 13' 9" (6.00m x 4.20m)
(measurements for each garage) With each garage block having four electric doors, side service doors, light & power. (The garage blocks have been built to Building Regulation standard and could be converted with planning permission)

MOWER/TOOL STORE
27' 7" x 13' 1" (8.40m x 4.00m)
To the rear of the garage. The outbuildings combined have a total floor area of approximately 3,700 square feet.

GARDENS
The property stands in a large majority lawned garden which is enclosed by hedging and there is a large paved patio to the rear of the house.

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THE PLOT

The property occupies a plot of approximately four acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water & drainage connected. Heating is via three oil fired boilers served by radiators and underfloor heating. Drainage for the garages & workshop is via a septic tank with soakaway. The current council tax is band F and the property & grounds have CCTV.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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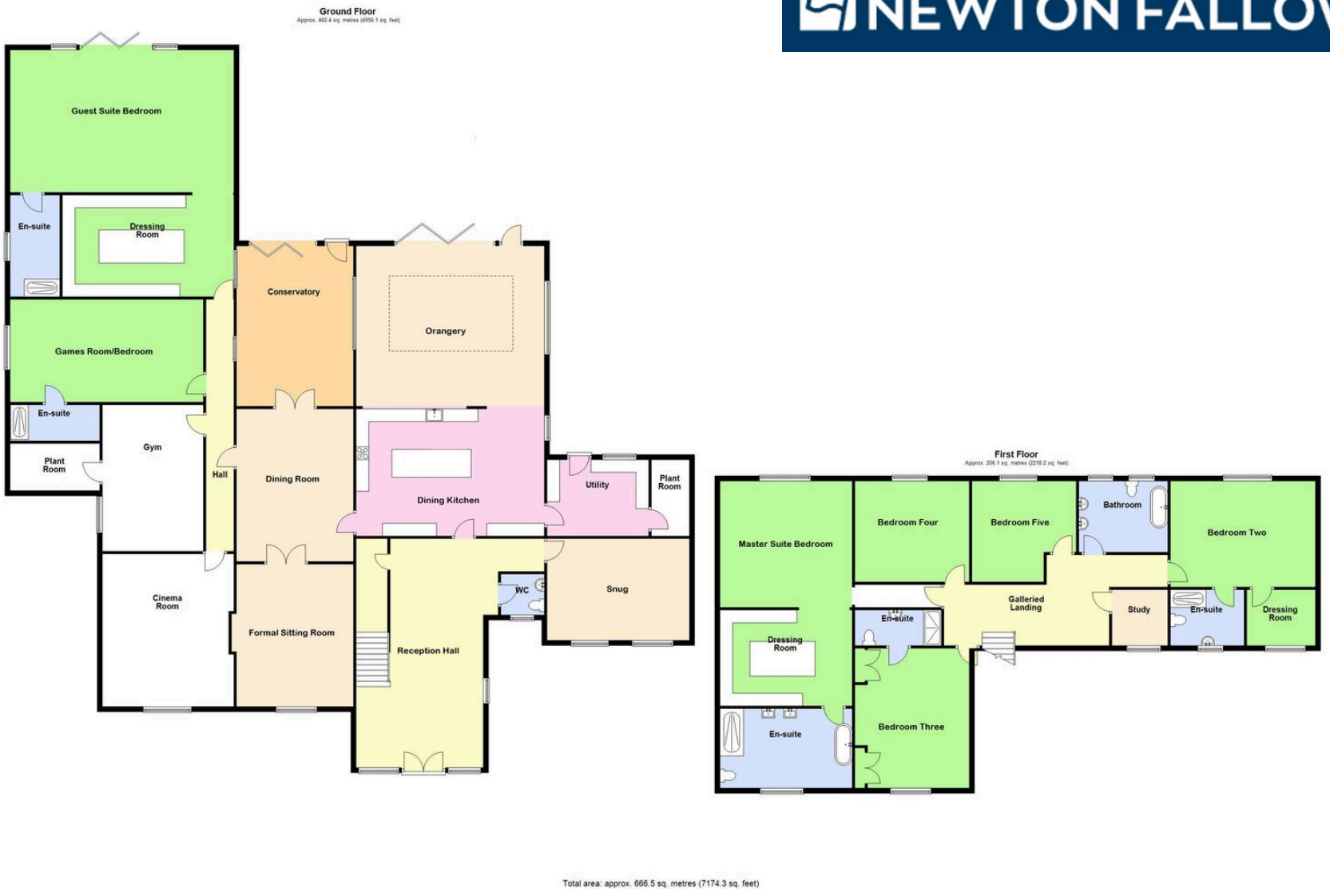




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Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

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