



**Gate House Barrowby Vale, Barrowby,
Lincolnshire, NG32 1ED**

£328,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Cottage
- Wealth Of Character & Features
- Open Plan Living Dining Kitchen
- Ample Off Road Parking
- Viewing Highly Recommended

An interesting opportunity to purchase a truly individual detached period home likely to have been a former railway cottage, occupying a semi rural location on an established, well stocked, plot with the rear garden approaching 170 ft. in length, with ample off road parking to the side. The property offers a wealth of character and features, having attractive brick elevations beneath a slate tiled roof and retaining elements of its original character combined with the benefits of modern living.

The property has been extended over the years to create a versatile layout comprising an attractive initial entrance porch leading through into the main sitting room with a dual aspect, the focal point being an exposed brick chimney breast with inset solid fuel stove and engineered oak wide board flooring. Oak cottage latch doors lead through into a particularly well proportioned, open plan, living/dining kitchen which provides a substantial area perfect for everyday living with bifold doors leading out onto a raised balcony which looks down the garden. The kitchen offers an attractive vaulted ceiling with inset skylight and additional window to the rear. In addition there is a useful utility and ground floor bathroom with a modern suite. To the first floor there are three double bedrooms, one of which benefits from an ensuite cloak room.

As well as the internal accommodation the property occupies an established plot with a good level of off road parking and an attractive, walled, cottage style cottage garden to the front as well as a generous, well stocked, garden at the rear which encompasses a useful timber cabin that creates an attractive outdoor reception space with potential to be utilised as a home office or gym. Accessed off the garden there are also two useful, enclosed, storage areas situated at basement level beneath the main house. The gardens offer a good degree of privacy and are well stocked with an abundance of trees and shrubs.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BARROWBY

Barrowby is a thriving village well equipped with local amenities including a primary school, public house, and local shop, allotments, large children's park and play facilities. The village lies close to the A52 and A1 providing good road access and is a short drive from the market town of Grantham from where there are trains via the East Coast Mainline to Kings Cross in just over an hour, as well as access to other numerous cities. There are also excellent shopping facilities in Grantham and well regarded boys and girls grammar schools.

- Garden Approaching 170 Ft. In Length
- 2 Receptions 3 Double Bedrooms
- Utility & Ground Floor Bathroom
- Semi Rural Location

AN ATTRACTIVE GOTHIC ARCHED STONE MULLION OPEN DOORWAY LEADS THROUGH INTO:

OPEN FRONTED STORM PORCH

4' x 3'10" (1.22m x 1.17m)

Having an attractive pitched ceiling with exposed timbers, quarry tiled floor and a further timber entrance door leading through into:

SITTING ROOM

12'3" x 13'8" (3.73m x 4.17m)

A delightful cosy reception benefitting from a dual aspect with double glazed windows to both the front and rear side elevations, the focal point to the room being an attractive exposed brick chimney breast and fireplace with flagstone hearth, inset solid fuel stove and timber lintel above, an adjacent turning staircase rising to the first floor landing, attractive wide board oak effect flooring and solid oak cottage latch door leading through into:

L SHAPED OPEN PLAN LIVING/DINING KITCHEN

17'2" max x 21'9" max (5.23m max x 6.63m max)

A fantastic well proportioned, light and airy, open plan space which benefits from an aspect down into the rear garden, the room being large enough to accommodate an initial reception area with room for both living and dining and open plan to a kitchen with attractive pitched ceiling and inset skylight. The initial reception area has continuation of the oak wide board flooring, deep skirtings, exposed internal brick work, useful under stairs alcove and double glazed bifold doors leading out onto a rear decked terrace. The reception area is, in turn, open plan to the kitchen area which is fitted with a range of cottage style cream fronted base units with butcher's block preparation surfaces having undermounted ceramic sink with mixer tap, integrated appliances including AEG oven and induction hob, space for free standing fridge freezer, attractive exposed internal brick work, slate effect tiled floor, electric under floor heating and double glazed window to the rear.

Leading off the living area of the kitchen is an:

INTERNAL HALLWAY

6'2" x 3'3" (1.88m x 0.99m)

Providing a useful cloaks hanging space, continuation of the oak flooring and further cottage latch ledge and brace doors leading to:

UTILITY ROOM

6'3" x 5' (1.91m x 1.52m)

Having a wall unit and fitted shelving, work surface with plumbing for washing machine and space for tumble dryer beneath, floor standing oil fired central heating boiler and double glazed window to the side.

GROUND FLOOR BATHROOM

8'9" x 5'6" (2.67m x 1.68m)

Having a three piece white suite comprising panelled bath with chrome mixer tap, integral shower handset and glass screen, close coupled WC and pedestal washbasin, period style tiled floor, Travertine effect tiled splash backs with glass mosaic border inlay, contemporary towel radiator and double glazed window.

RETURNING TO THE SITTING ROOM A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and, in turn, further doors to:

BEDROOM 1

13'7" x 12' (4.14m x 3.66m)

A well proportioned double bedroom having attractive part pitched ceiling and double glazed window with interesting views across the adjacent railway and fields beyond.

BEDROOM 2

12'2" max x 8'10" max (3.71m max x 2.69m max)

A further double bedroom having double glazed window with aspect across adjacent fields and the Belvoir escarpment with the castle situated on the horizon. The room having part pitched ceiling and a further oak door giving access into:

CLOAK ROOM

4'10" x 3' (1.47m x 0.91m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin and contemporary towel radiator.

BEDROOM 3

11'11" x 8' (3.63m x 2.44m)

Again a double bedroom having aspect to the rear with delightful views into the rear garden, adjacent train line and far reaching views beyond.

EXTERIOR

The property occupies a semi rural location with a handful of other dwellings positioned on the outskirts of the village.

Positioned on a pleasant established plot the property is set back behind a walled frontage, behind which lies a well stocked cottage style garden with a timber courtesy gate leading onto a central pathway which, in turn, leads up to the main entrance door. The garden is partly laid to lawn, having well stocked borders with established shrubs.

To the side of the property is a generous gravelled driveway providing off road car standing for three or four vehicles with a courtesy gate leading into the rear garden which is a delightful feature of the house having been lovingly established over the years, having a gravelled seating area and access to two useful storage areas located at basement level

beneath the property. Sleeper steps lead up to a raised balcony which links back into the living area of the kitchen creating a delightful outdoor space with an elevated aspect down the garden. Located close to the house is a substantial timber cabin with timber framed French doors and glazed side lights, providing a pleasant outdoor reception space which could offer potential as a home office. The initial gravelled seating area leads down into a lawned garden having well stocked perimeter borders with a range of established trees and shrubs, a useful greenhouse and, in turn, an allotment area at the foot.

In total the rear garden offers a generous outdoor space extending to approximately 170 ft. in length.

COUNCIL TAX BAND

South Kesteven District Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity and water. Drainage is by way of a septic tank. Central heating is oil fired, with the addition of electric underfloor heating in the kitchen area. (information taken from Energy performance certificate and/or vendor).

The property lies adjacent to "Allington" railway crossing.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

















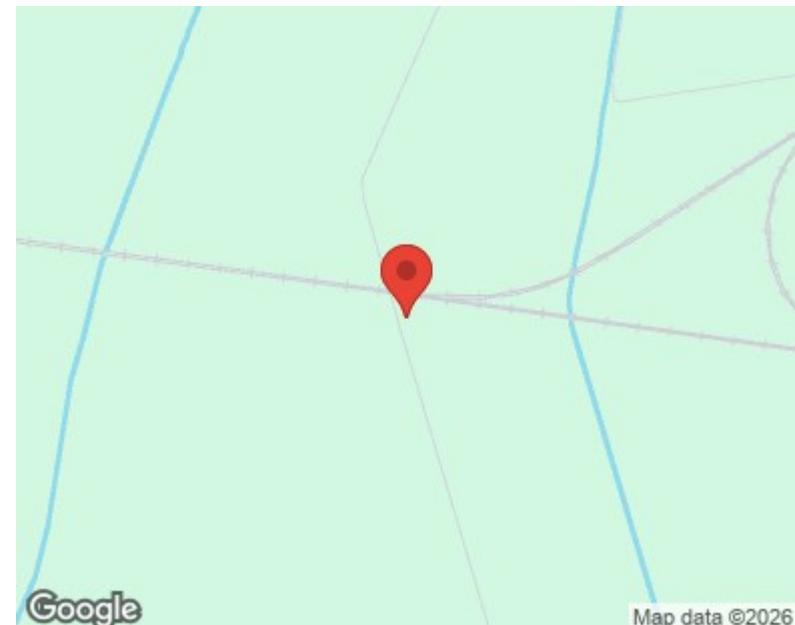
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers