NEWTONFALLOWELL

Main Street, Bransby

6 2 4

Freehold

£679,999

6 2 4

Key Features

- Detached House
- Six Bedrooms
- Four Reception Rooms
- En-suite, Family Bathroom & Two WC
- Rural Location
- Countryside Views
- EPC Rating E

A characterful country home in an exceptional rural setting, adjoining the renowned Bransby Horses estate and enjoying generous gardens, extensive parking and a wonderfully private outlook.

Set within the peaceful Lincolnshire countryside, this distinctive brick built house offers an appealing combination of traditional character, flexible accommodation and an unusual generous plot. Approached via a substantial gravelled driveway, the property is surrounded by established gardens, mature trees and open lawns, creating an attractive sense of space and seclusion.

The house has been extended over time to provide versatile living space while retaining much of its original charm. Outside is a particular highlight, with expansive lawned gardens, established planting, a pond, ample off-road parking and useful additional areas offering scope for a variety of uses, subject to any necessary consents.

The accommodation on offer comprises Entrance Porch, Lounge, Dining Room, Snug, Office, Kitchen Diner with Pantry, Utility and WC to the ground floor. To the first floor there are Six Bedrooms with En-suite to the main, Family Bathroom and WC. Externally the property offers a gated gravel driveway with parking for up to ten cars, large 33ft Garage space with workshop. To the side and rear the property offers a larger than average lawned gardens with patio and pond. The property further benefits from field views and being sold with NO ONWARD CHAIN.

Porch
6'5" x 6'0" (2m x 1.8m)
With the entrance door to the front aspect and access to the utility room.

Utility Room
8'5" x 6'5" (2.6m x 2m)
With a window to the side aspect, fitted with base units with worktops over and wash hand basin.

Kitchen Diner
18'8" x 15'1" (5.7m x 4.6m)
With windows to the side aspect and access to the pantry. Fitted with wall and base units with worktops over, sink with drainer unit, free standing cooker with extractor, aga and space and plumbing for a fridge freezer and washing machine.

Pantry
With a window to the front aspect.

Inner Hall
10'0" x 5'7" (3m x 1.7m)
With a window to the side aspect and french doors leading to the dining room.

Dining Room
16'8" x 13'5" (5.1m x 4.1m)
With windows to the rear and side aspects and radiator.

Downstairs WC
With a window to the front aspect, fitted with a low level wc and wash hand basin.

Snug
16'8" x 12'0" (5.1m x 3.7m)
With french doors and windows to the rear aspect, log burner and radiator.

Office
With a window to the rear aspect and access to storage.

Lounge
12'1" x 23'3" (3.7m x 7.1m)
With a bay window to the rear aspect, windows to the side aspect, fireplace and radiator.

Porch
With an external door to the side aspect and access to the lounge.

Landing
With a window to the front aspect, stairs to the ground floor and access to storage.

Bedroom One
14'0" x 13'5" (4.3m x 4.1m)
With windows to the rear and side aspects, radiator and access to the en-suite.

En-Suite
10'0" x 9'4" (3m x 2.8m)
With windows to the side aspect, fitted with a low level wc, wash hand basin and panelled bath with shower over.

Bedroom Two
13'5" x 11'10" (4.1m x 3.6m)
With a window to the rear aspect and radiator.

Bedroom Three
12'11" x 12'7" (3.9m x 3.8m)
With a window to the side aspect and radiator.

Bedroom Four
12'7" x 10'0" (3.8m x 3m)
With a window to the side aspect and radiator.

Bedroom Five
15'1" x 8'10" (4.6m x 2.7m)
With windows to the side aspects, access to storage, wash hand basin and radiator.

Bedroom Six
With a window to the side aspect, wash hand basin and radiator.

Upstairs WC
5'10" x 3'0" (1.8m x 0.9m)
With a window to the front aspect, fitted with a low level wc and wash hand basin.

Bathroom
With a window to the rear aspect, fitted with a wash hand basin, panelled bath and corner shower.

Outside
To the front of the property there is a gated driveway with room for up to 10 Cars and access to the 33'ft Garage. To the side and rear of the property is a spacious lawned garden with decorative pond and patio.

Garage
33'8" x 15'4" (10.3m x 4.7m)
A larger than average detached garage with an up and over door to the front aspect.

Workshop
15'4" x 15'11" (4.7m x 4.9m)
With an external door to the side aspect.

Agents Note
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Floorplan

GROUND FLOOR
2296 sq.ft. (213.3 sq.m.) approx.

1ST FLOOR
1341 sq.ft. (124.5 sq.m.) approx.

FLOORPLAN

TOTAL FLOOR AREA : 3636 sq.ft. (337.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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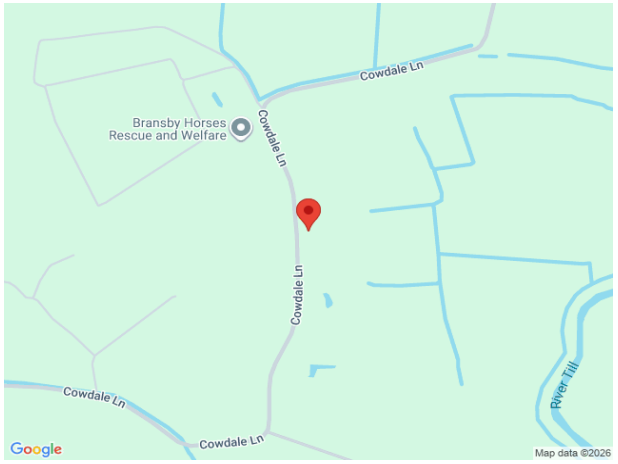

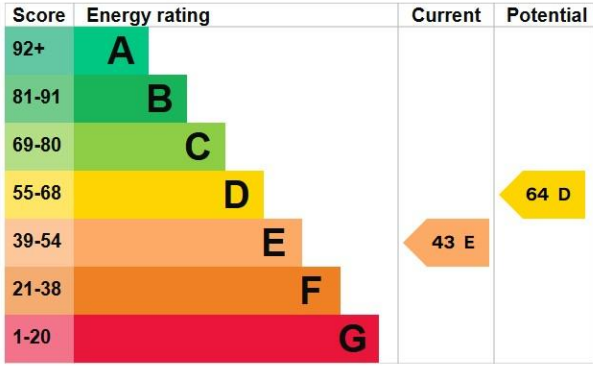

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