



No.1

No.1 Meridian Close presents a rare opportunity to acquire a brand-new, A-rated home, carefully designed in the style of a traditional barn conversion.

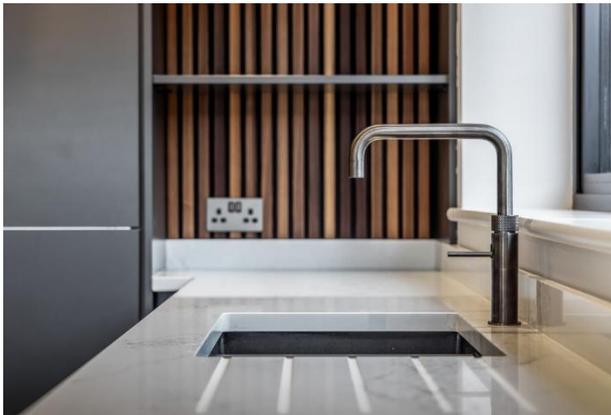
Perkins Installations have constructed in Hampton rural red brick beneath a classic slate roof, ensuring it sits harmoniously within its rural surroundings as though it has always belonged. Contemporary enhancements have been carefully integrated, including matt black aluminium acoustic-glazed windows to enhance privacy without sacrificing natural light. The detached garage, clad in striking black charred timber, echoes the appearance of a heritage outbuilding, while solar panels and a twin air source heat pump system provides an efficient, environmentally responsible heating solution designed for year-round performance.

Internally, the light-filled accommodation is both generous and beautifully appointed. In addition to two separate reception rooms, a spacious open-plan living kitchen forms the heart of the home and opens onto the south-facing rear garden and patio. The bespoke 'living kitchen' features fully integrated appliances and elegant quartz worktops, with a separate utility room off providing practical support. Reeded glass doors, natural oak and porcelain add character, warmth and texture. Four well-proportioned double bedrooms include two with stylishly appointed en-suite bathrooms, and all enjoy open views to the rear.

The first of just three individual energy-efficient homes, this distinctive property offers the privilege of living beside open, biodynamically farmed countryside, free from pesticides and intensive farming, while remaining superbly connected. With direct access onto the A158, journeys to Lincoln, the East Coast, and the nearby market towns of Horncastle, Alford and Louth are both simple and convenient—ideal for modern family life. The village itself offers everyday essentials close at hand, including reputable schools, medical facilities, a popular pub, cafés and a traditional butcher.







Reception Hall -With intercom for the gate, porcelain floor tiles with underfloor heating which run throughout the whole of the ground floor. There is a combination of LED spotlights and wall lights and a bespoke oak staircase rising to the first-floor accommodation with under-stairs cupboard beneath. **Cloakroom** -

Open-Plan Living Kitchen 22'11 x 30'5 (narr to 16'11 in kitchen area) 6.99m x 9.27m (narr to 5.15m) - Has a continuation of the porcelain floor tiles with large picture window and sliding doors opening out onto the patio and garden areas, ensuring this room is filled with natural daylight all year round. The kitchen comprises a range of quartz work surfaces which extend into a central island unit with overhang for breakfast bar stools and acoustic wooden panelling, adding warmth and texture. A three-branch pendant light fitting with smoked glass hangs above the central island unit which includes deep pan drawers, dishwasher and an induction hob with integrated extractor fan. Full height, space saving units extend across the rear wall, with soft close carousels, pull out larder units and integrated appliances to include a Neff double electric fan oven and coordinating combination microwave oven with warming drawer and full height refrigerator and freezers. A black quartz sink has a Quooker boiling tap over and a Water2 under-sink water filtration system. Bespoke folding doors create a streamlined and flush finish, whilst also folding back to reveal the door through to the utility room. There is ample space for cooking dining and seating in this fantastic kitchen which also benefits from a media wall with realistic British Fires living flame log effect fire beneath.

Barn style sliding doors with reeded glass open through to the Sitting Room 4.02m x 4.24m (13'2 x 13'11) which has sliding doors opening out to the patio and garden, a window to the side aspect and a continuation of the porcelain floor tiles.

Utility / Prep- Room 3.23m x 3.18m (10'7 x 10'5) - Has both a door and window to the side aspect, porcelain floor tiles and quartz work surfaces with modern cupboard units both base and eye level. Integrated appliances include a second dishwasher, stainless steel sink with mixer tap over and space and plumbing for mid height, washing machine and tumble dryer. An integrated door opens through to the double garage.

Study/Reception Room 2.95m x 4.23m(9'8 x 13'11) - Has porcelain floor tiles, LED spotlights to the ceiling and a window to the front aspect.

Bedroom One 13'11 x 11'2 (4.23m x 3.41m) -Having a window and French doors opening onto a Juliette style balcony overlooking views to the rear, radiator and dressing / study area 13'11 x 5'6 (4.23m x 1.68m).

En-Suite – Fully tiled with a marble effect porcelain tile and a towel rail and having a three piece suite to comprise window to the side and a modern suite to comprise a tiled shower enclosure with rain fitting and hand held hose, low flush WC with concealed cistern, floating wash basin with mixer tap over and panelled bath with wall mounted mixer taps.

Bedroom Two 17'3 x 9'2 (5.25m x 2.79m) -Having windows to the side and rear and a radiator.

En-suite – Fully tiled with a marble style porcelain tile, window to the front, towel rail and a four piece suite as before.

Bedroom Three 13'5 x 10'4 (4.08m x 3.14m) – Window to the rear, radiator.

Bedroom Four 13'5 x 10'3 (4.08m x 3.13m) – Two windows to the rear and a radiator.

Bathroom – Beautifully tiled as before with window to the front, a towel rail and a four piece suite to include panel bath and shower enclosure, fitted low flush WC and wash basin with mixer tap.







Outside - Meridian Close will benefit from an electric remote control sliding gate, offering both privacy and security for all the residents of Meridian Close, whilst also complementing the clean lines and contemporary feel of the entrance. A private block paved driveway will further add to the finish and first impressions of this exclusive gated development.

An attached **Double Garage 6.39m x 5.54m (21'0 x 18'2)** - Has a matt black standing seam roof and has been clad with black, charred timber cladding. It has electrically operated door, lights and power points, a water softener and an integrated door through to the utility room in the main house.

An attractive rear garden has already been laid to lawn with a combination of fencing and established hedging to the boundaries. Generous sandstone paved patios and paths with a superb larch-framed pergola allow the buyer to manage the heat of the south facing sunshine with ample space for dining furniture and entertaining outdoors.

Location -Positioned on the edge of land belonging to Shire Farm, one of the UK's largest biodynamic farms -this exceptional residence enjoys an idyllic setting where the surrounding land is nurtured using time-honoured, chemical-free methods that promote wildlife, soil vitality and overall wellbeing. An established frontage with mature hedging and tree planting creates a welcoming sense of seclusion, complemented by the security and convenience of an electric sliding gate that will serve the three Meridian Close luxury homes. The attractive grounds enjoy breathtaking views across rolling countryside, extending towards Snipe Dales Country Park and Nature Reserve, an ever-changing natural backdrop that perfectly complements this remarkable rural retreat.





Total area: approx. 249.9 sq. metres (2690.2 sq. feet)

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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