



RECTORY LANE, GLINTON, PE6 7LR
OFFERS IN EXCESS OF £580,000 FREEHOLD

Tucked away toward the end of a country lane within the ever-popular village of Glinton a stunning Coach House conversion dating to the mid 1800's. The property has been beautifully and thoughtfully extended blending the fabric of the original build seamlessly with modern living, versatile living space throughout, a truly unique home.

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Tucked away from the pretty country lane the wide driveway opens up in front of you and are struck by the handsome façade of this mid-Victorian coach house with high barn doors, beautifully renovated and thoughtfully extended, along the pathway and up to the attractive entrance with entrance door opening through to:

ENTRANCE HALL

A stunning reception hall with a glass vestibule linking the old and new with high vaulted ceiling revealing the glass balustrade walkway above, full of natural light, with bespoke window seat, Victorian style tiled flooring and school master radiator.

INNER HALLWAY

The beautiful Victorian style tiling continues through to the inner hall, with glass balustrade stairs to the first-floor accommodation, recess coat hanging and understairs storage.

CLOAKROOM

With frosted sash style UPVC window to the side aspect, comprising a bespoke two-piece suite, high level WC and ornate square wash hand basin set on vanity unit, Victorian style tiled flooring and school master radiator.

SITTING ROOM

14'11 x 13'8 a lovely room part of the original coach house, with large picture window to the front aspect, flanked by high barn doors to the external, reclaimed brick-built fireplace with cast wood burner and wood flooring.

KITCHEN DAY ROOM

23'5 x 17'4 a beautifully appointed room part of the extended living space blending the contemporary with the original fabric of the building, wide bi-fold doors open onto the attractive rear gardens with natural light flooding through the lantern sky light, comprising a range of quality base and eye level storage units

incorporating straight edge work surface, central island unit with sink inset and mixer tap over, breakfast bar, range space with extractor fan over, integrated fridge and freezer, integrated dishwasher, underfloor heating and ample space for dining table and comfy sofas, ceiling spotlights and TV point.

UTILITY

7'3 x 7'8 with part glazed UPVC door to the side aspect, comprising a range of quality base and eye level storage units incorporating straight edge work surface with 1 ¼ sink inset, plumbing and space for washing machine, with tiled flooring and underfloor heating.

BEDROOM

11'4 x 10' with UPVC window to the side aspect, wood flooring and underfloor heating.

BEDROOM/HOME OFFICE

11'4 x 8'4 a versatile space with UPVC window to the side aspect, wood flooring and underfloor heating.

BATHROOM

With frosted UPVC window to the side aspect, comprising a quality four-piece suite, low level WC, wash hand basin roll top bath and walk in shower cubicle with rain shower over, ½ tiled walls, school master radiator with heated towel rail and ceiling spotlights.

LANDING

With central galleried walkway with glass balustrade through the double height entrance, seamless linking the old with the new loft access wood flooring and recessed storage cupboard

BEDROOM

15' x 10' an attractive room with UPVC sash style window to the front aspect, wood flooring, bespoke bedroom furniture with dual double wardrobe and two single wardrobes.

SHOWER ROOM

Comprising a modern quality three-piece suite, low level WC, wash hand basin with vanity unit and walk in shower with glass screen and rain shower over, tiled flooring, fully tiled walls, chrome heated towel rail and extractor fan.

BEDROOM

11'4 x 11'5 (min) 18'10 (max) with vaulted ceiling and UPVC window to the rear aspect, overlooking the gardens and park beyond, further Velux to the side, bespoke double and single wardrobe and wood flooring.

EN SUITE

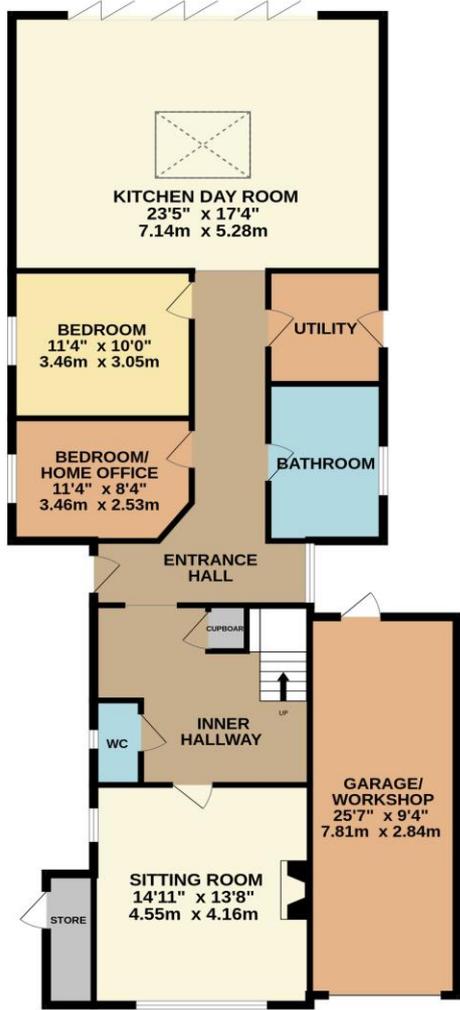
With Velux window to the side aspect, comprising a quality three-piece suite, low level WC, ornate circular wash hand basin set on vanity unit and walk in shower cubicle with glass door and rain shower over, fully tiled walls and tiled flooring.

OUTSIDE

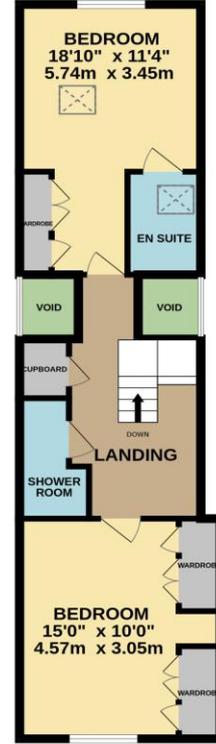
Set toward the end of an attractive lane, the block paved driveway opens up to offer off road parking for three to four vehicles leading to a GARAGE WORKSHOP 25'10 x 9'4 with electric up and over door, power and light connected with pedestrian door. The rear gardens are a delight enjoying a sunny southerly aspect, with raised timber sleeper edge patio seating area, ideal for entertaining, stepping down to the long lawns with meandering garden path, shrub and floral borders and mature trees, adjoining parkland at the rear.



GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.8 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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Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		87
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	

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