



Folkingham Road, Morton Bourne  
guide price £200,000 **Freehold**

**QUENTIN  
MARKS**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Elegant Stone Home
- Breakfast Kitchen

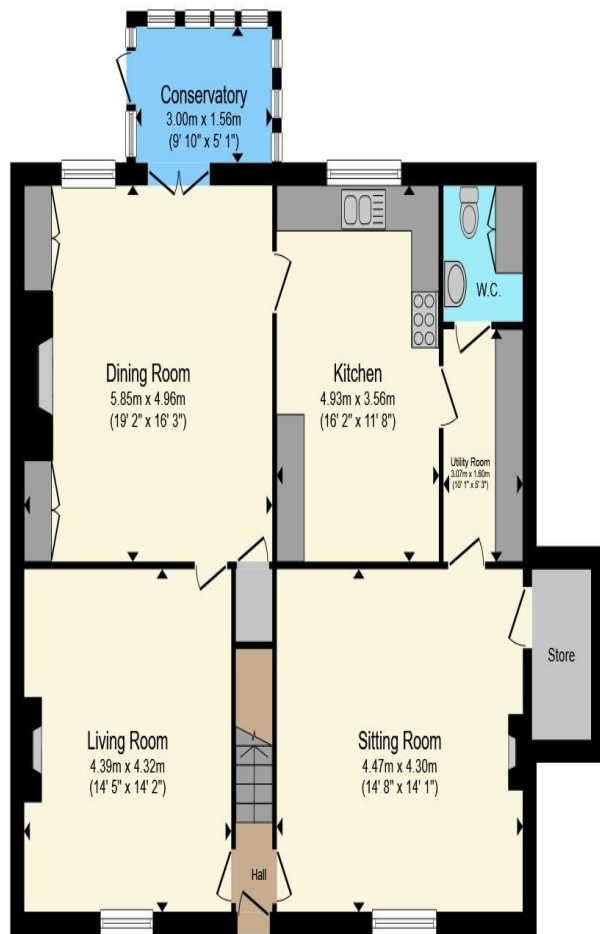
Brook House is a distinguished stone-built family residence that combines timeless period charm with generous, versatile living spaces. Set within the popular village of Morton, this remarkable home retains a wealth of original features and offers the perfect canvas for creating an exceptional family haven.

From the moment you step inside the hallway, with its Minton tiled floor, the sense of history and craftsmanship is clear. The impressive dining room sets the tone, with its original flagstone floor, wood burner set within a striking feature fireplace, and shaped recessed cupboards providing both style and practicality. The property also boasts a welcoming sitting room, a cosy living room, and a conservatory - ideal for relaxing or entertaining year-round.

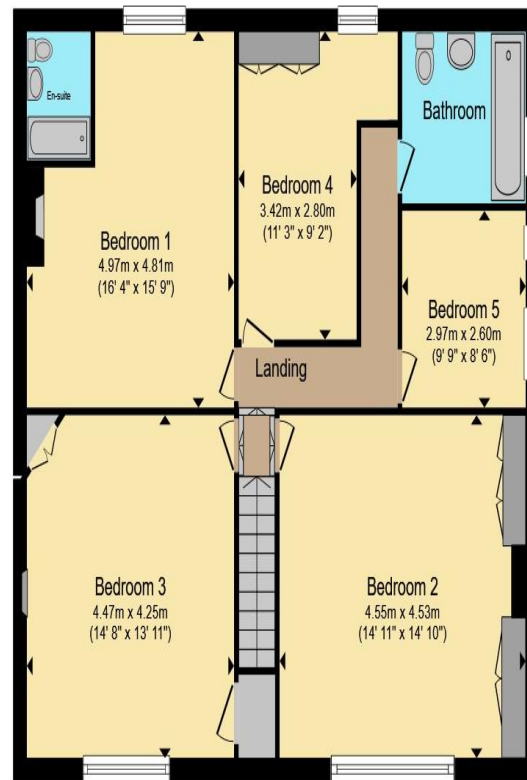
The 16ft kitchen offers ample room for family dining, with space for a breakfast table, and is complemented by a utility room and downstairs WC.

Upstairs, the home continues to impress with five double bedrooms, three of which are exceptionally large. The master bedroom enjoys its own private en-suite, while the remaining rooms are served by a well-proportioned family bathroom.





**Ground Floor**



**First Floor**

Total floor area 220.0 sq.m. (2,368 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)



Outside, the small enclosed rear garden provides a private and manageable outdoor space, complete with a brick-built store and gated side access. We understand from the vendors that there is a pedestrian right of way along the northern boundary which offers convenient access to both sides of the property, although an incoming purchaser should verify this with their own legal representative.

Offered to the market with no onward chain, Brook House presents an exciting opportunity to acquire a period character home. With a little updating, this fine home has the potential to become a very desirable residence. Viewing is not just recommended - it is essential to fully appreciate the space, charm, and possibilities on offer.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 [sales@quentinmarks.co.uk](mailto:sales@quentinmarks.co.uk)

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INFORMATION



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100201 - 0027