



# CHOICE PROPERTIES

*Estate Agents*

Manor Barn ,

Thoresthorpe, LN13 0HX

Price £775,000



Situated in an idyllic position with extensive grounds of just under 8 acres (sts) in the small hamlet of Thoresthorpe, Choice Properties are delighted to offer for sale this most stunning barn conversion with incredible airy and capacious living accommodation and 4 bedrooms. This beautiful home offers a varied choice of lifestyle opportunities and has no immediate neighbours, and sits in attractive grounds incorporating lawns, wooded areas and a circular lake together with ample parking for many vehicles. Within easy access of the excellent local Schools we highly recommend viewing this super home.

The most spacious internal accommodation has a combination of underfloor heating and Rointe electric wall mounted heaters all rooms are individually controlled.

**Double opening entrance doors to:**

**Entrance Porch**

5'3" x 6'8"

Door to:

**Lobby**

15'4" x 5'1"

Tiled floor. Opening through to:

**Reception Hall**

14'3" x 16'1"

Impressive central staircase leading to the galleried first floor landing. Understairs storage cupboards. Tiled floor. Smoke alarm. Electric wall mounted heater. Double doors leading out to the garden.

**Living Room**

39'0" x 16'1"

Wood burner set in feature brick inglenook style fireplace with tiled hearth. Vaulted ceiling with exposed beams. Spot lighting and wall mounted lighting. Sliding doors to:

**Music Room**

10'4" x 16'1"

Electric wall mounted heater. Staircase and hatch to:

**Music Loft Room**

10'4" x 16'1"

**Sitting Room**

25'10" x 16'1"

Wood burner set in feature brick hearth. Electric wall mounted heater. Timber flooring. Spot lighting and wall mounted lights. Door to:

**Study**

8'4" x 16'1"

Timber flooring. Spot lighting. Door to:

**Bedroom 4**

8'1" x 16'1"

Ground floor guest bedroom. Timber flooring. Spot lighting. Opening leading through to:

**Dressing Area**

5'8" x 8'9"

Timber flooring. Electric wall mounted heater. Door to:

**En-suite Shower Room**

5'8" x 7'0"

With three piece suite which consists of a shower enclosure, w.c. and wash hand basin. Timber flooring. Half tiled walls. Chrome heated towel rail. Extractor Fan.

**Shower Room**

5'6" x 8'7"

With three piece white suite which consists of a shower enclosure with mixer shower, pedestal wash hand basin and w.c. Fully tiled walls. Tiled floor. Chrome heated towel rail. Spot lighting.

**Kitchen/Dining Room**

15'4" x 28'1" to widest dimensions

Spacious fitted kitchen with a range of wall and base units with work surfaces over. Central kitchen island. Range oven set in feature brick surround. 1.5 bowl sink unit and drainer with mixer taps. Plumbing for dishwasher. Tiled floor. Feature beamed ceilings. Combination of Spot Lighting and Drop Lighting.. Large dresser unit. Electric wall mounted heater.

**Utility Room**

15'4" x 14'0"

Fitted base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Tiled floor. Spot lighting. Extractor fan. Cupboard housing the consumer unit. Door leading out to the rear garden.

**Galleried Landing**

14'3" x 16'1"

Access to the loft area with pull down ladder. Door to mezzanine. Spot lighting. Timber flooring. smoke alarm. Wall lighting.

**Mezzanine**

5'6" x 16'1"

Overlooking the living room.

### **Bedroom 1**

10'6" x 16'1"

Electric wall mounted heater. Opening leading through to:

### **Dressing Room**

6'11" x 16'1"

Fitted wardrobes. Access to the loft area. Door to:

### **En-suite Bathroom**

6'3" x 16'1"

'Spa' bath set in feature tiled surround. Twin basins set in vanity unit. w.c. Heated towel rail. Extractor Fan. Fully tiled walls. Tiled floor.

### **Bedroom 2**

9'6" x 12'0"

Underfloor heating. Staircase to:

### **Bedroom 2 Loft**

9'10" x 11'2"

Skylight. Fitted bed and eaves storage. Door to:

### **Dressing Room**

7'3" x 11'2"

Fitted wardrobes.

### **Bedroom 3**

8'10" x 12'0"

Underfloor heating. Staircase to:

### **Bedroom 3 Loft**

8'8" x 11'2"

Skylight. Fitted bed and eaves storage. Door to:

### **Bathroom**

7'5" x 12'0"

With four piece white suite which consists of a corner bath, shower enclosure with mixer shower, wash hand basin set in vanity unit and w.c. Fully tiled walls. Tiled floor. Extractor fan. Spot lighting. Airing cupboard housing a pressurised hot water cylinder with immersion heater.

### **Driveway**

#### **Grounds**

Double opening 5 bar gates lead on to the large gravelled driveway of this amazing home providing ample parking and car standing space for many vehicles. The extensive grounds feature sweeping and well tended lawns to the front made most private with mature shrubs and trees, a large courtyard is tucked nicely to the rear of the property and features attractive flower beds, ornamental fishpond and plenty of sunny and shady patio areas, ideal for entertaining or relaxing. Pathways lead through to the large garden area behind with a fabulous vegetable patch and orchard area featuring apple, pear and plum trees together with raspberry, blackcurrant, gooseberry, redcurrant and strawberry bushes. A further side gate leads on to a pathway which takes you to the hidden circular lake with little bridge which if you walk across will find yourself in the secret garden within. If you wish to relax and enjoy views over the lake a sunny sitting area provides the perfect haven for some peace and quiet. Beyond the lake lies further lawns and wooded areas to explore.

#### **Outbuildings**

Timber Workshop - 20' x 10' - with power

Polytunnel - 30' x 14' - with power

Timber field shelter - 25' x 12'6"

Timber Shed - 12' x 8'6"

Greenhouse - 10'6" x 8'6"

#### **Additional Information**

The property is powered by mains electricity and has private drainage.

#### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

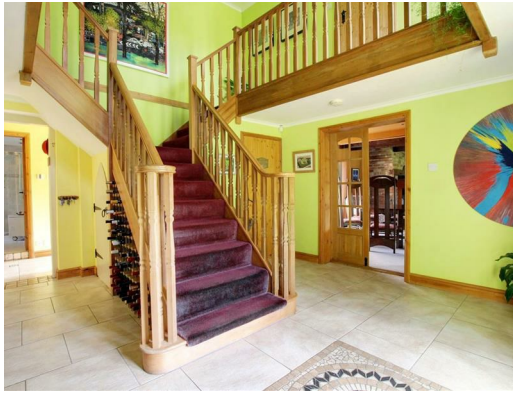
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Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

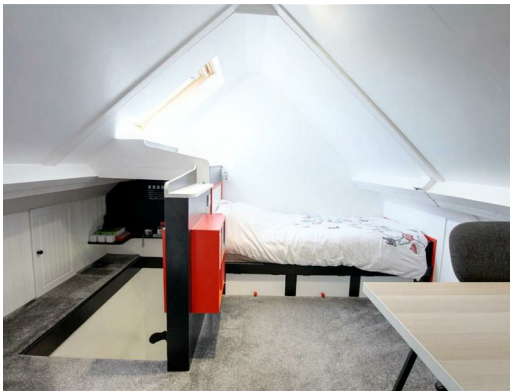
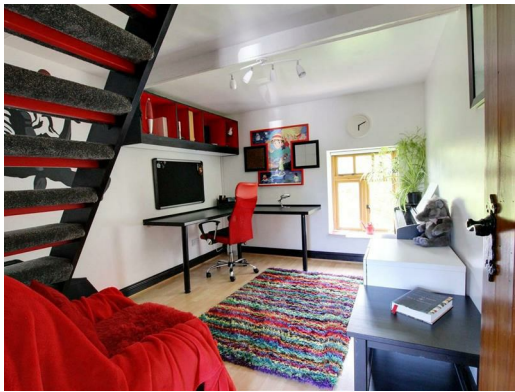
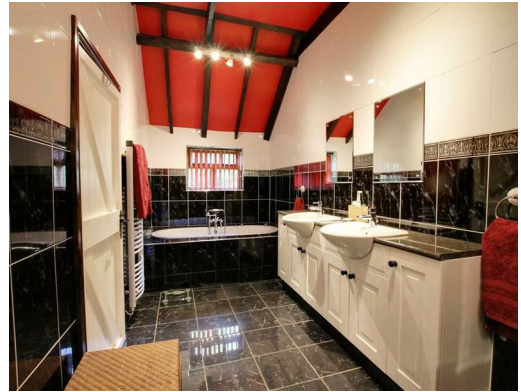
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.













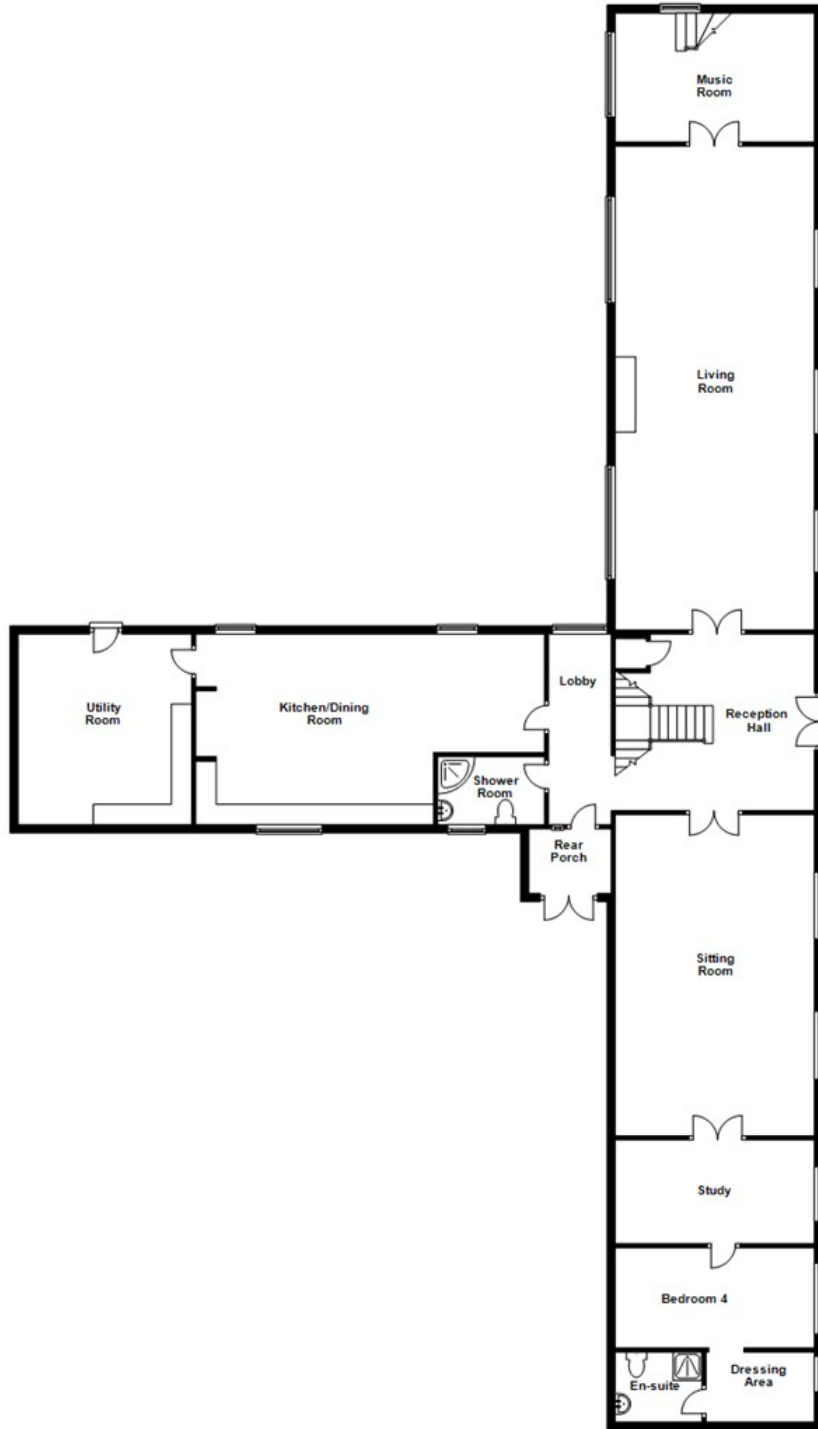




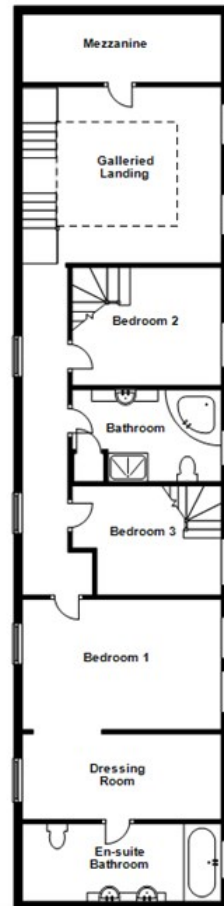
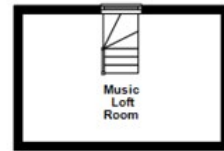




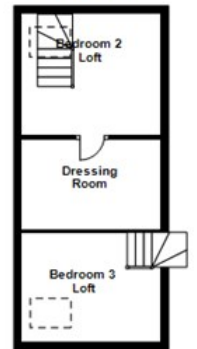
Ground Floor



First Floor



Second Floor



# Directions

Enter the postcode LN13 0HX into your sat nav and you will find Manor Barn on the right hand side as you enter the hamlet.

