



Winceby, Horncastle, LN9 6PB

- BEAUTIFUL, REFURBISHED, PERIOD detached MANOR HOUSE on a STUNNING 3.7 ACRE plot (sts) including PADDOCK potential, on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty'
- SEMI-RURAL setting with FAR REACHING countryside and woodland VIEWS, established GARDENS, lawns, trees, vegetable plots, NEW EXTENSIVE PATIO, attached brick outbuildings, chicken run
- KATIE BROWN bespoke soft closure fitted KITCHEN BREAKFAST including QUARTZ worktops, Everhot RANGE cooker in purpose built alcove, inset induction hob, remote controlled Halo extractor/light, Neff appliances etc
- MODERN BATHROOM with roll top bath, MASTER EN-SUITE with frame-less walk in shower, SECOND EN-SUITE with corner quadrant shower, downstairs W.C, and coach house BATHROOM
- VERY SPACIOUS 3,655 sq ft with FIVE bedrooms, FIVE receptions, FOUR bathrooms (and W.C.), including DETACHED COACH HOUSE one bed SELF CONTAINED ANNEX
- EXTRAORDINARY PARKING including for CARAVAN, MOTORHOME etc
- LOUNGE and SECOND large reception (both with WOOD BURNERS), OFFICE and STUNNING BRAND NEW 350 sq ft FAMILY ROOM including domed roof window, French doors to garden etc (FINISHED to 1st FIX), as well as the COACH HOUSE reception room
- REPLACED SLIDING SASH WINDOWS, UNDERFLOOR HEATING (water) with REPLACED 25Kw BOILER, 2 x WOOD BURNERS, Hot water SOLAR PANELS

Guide Price £750,000

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DESCRIPTION

Beautiful, refurbished, very spacious 3,655 sq ft period manor house, with 5 bedrooms, 5 receptions, 4 bathrooms (& W.C.), incl detached coach house one bed self contained annex, all on a stunning 3.7 acre plot (sts), incl paddock potential in a semi-rural setting with far reaching countryside and woodland views, established gardens, vegetable plots, chicken run, extensive paved patio etc, as well as extraordinary parking incl for motorhome if required, in a very desirable countryside location on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, only 0.8 mile from the Snipe Dales Country Park and less than 5.5 miles to 2 well serviced historic market towns.

The extensive program of refurbishment includes bathrooms, high specification 300 sq ft kitchen breakfast, sliding sash windows, underfloor heating (water) to both ground and first floors and to the coach house, 25Kw boiler, 2 x wood burners, hot water solar panels, 350 sq ft extension, flooring throughout, electrical certification, external lighting and water supplies, extensive paved patio etc.

The property consists of entrance vestibule, generous hall, lounge and second large reception rooms (both with wood burners), office and stunning brand new 350 sq ft family room (incl domed roof window, French doors to garden etc, finished to 1st fix), Katie Brown bespoke soft closure fitted kitchen breakfast (incl quartz worktops, Everhot range cooker in purpose built alcove, island, inset induction hob, remote controlled Halo extractor/light, Neff appliances etc), boot room/potential utility, downstairs modern W.C, generous hall (with arched window and laundry room), 4 bedrooms (incl dual aspects, built in wardrobes and feature Victorian style cast iron display fireplaces), modern bathroom (with roll top bath), 2 modern en-suites (incl frame-less walk in and corner quadrant showers). As well as the two store rooms and boiler room attached outbuildings.





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Approximate Area = 3064 sq ft / 284.6 sq m

Annexe = 530 sq ft / 49.2 sq m

Outbuildings = 129 sq ft / 11.9 sq m

Total = 3723 sq ft / 345.7 sq m

For identification only - Not to scale



Viewings

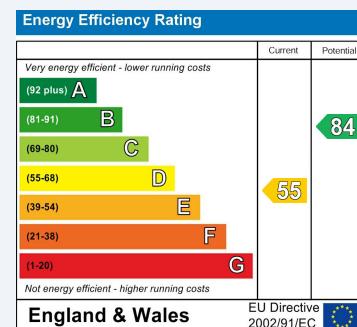
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.