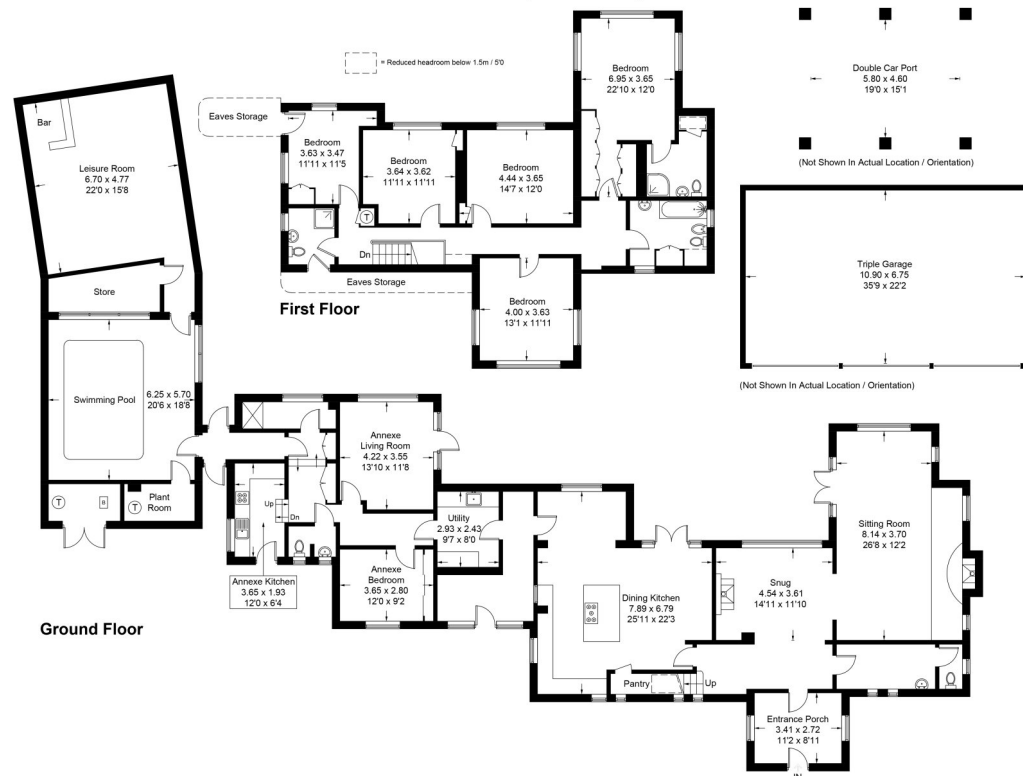




Barn Farmhouse

Approximate Gross Internal Area
 Ground Floor = 304.6 sq m / 3279 sq ft
 First Floor = 119.1 sq m / 1282 sq ft
 Triple Garage = 73.6 sq m / 792 sq ft
 Total = 497.3 sq m / 5353 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Barn Farmhouse, Station Street, Rippingale, Lincolnshire, PE10 0TD

£950,000 Freehold

Winkworth Estate Agents are proud to bring to the market this spacious Five bedroom detached farmhouse offering a blend of rustic charm and huge potential. Being set within approximately 8 acres, this property presents an opportunity to create your dream rural retreat, where every corner holds the promise of possibility and tranquillity. A long sweeping driveway leads you to the property where there is parking for multiple vehicles, a timber car port and a triple garage. Internally the property boasts excellent accommodation offering versatile spaces for relaxation and entertainment. A particular highlight is the indoor pool, providing a tranquil retreat for year-round enjoyment. Additionally, an annex offers flexibility for guests or extended family members.

The expansive grounds feature a charming wooded area, perfect for walks and nature exploration. A tranquil pond adds to the landscape, providing a peaceful oasis for reflection. The property also benefits from biomass heating, solar panels, mains drainage and mains water, This truly is a property not to be missed, call 01778 392807 to arrange your viewing.

Winkworth Bourne | 01778392807 |
 bourne@winkworth.co.uk
 winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

Winkworth

winkworth.co.uk/bourne

See things differently.



First Floor Landing - With upvc double glazed window to the front, built in airing cupboard and door leading to.

Master Bedroom - 22'10" x 12'1" (6.96m x 3.68m) With extensive range of fitted wardrobes, upvc double glazed windows to the rear and side, radiator, power points and door leading to.

En-Suite Shower Room - Fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, part tiled walls, tiled flooring, radiator, built in storage cupboard and upvc window.

Bedroom Two - 14'7" x 12' (4.45m x 3.66m) With upvc double glazed window to the rear, radiator, vanity sink and power points.

Bedroom Three - 13'1" x 11'11" (4m x 3.63m) With upvc double glazed window to the front, radiator and power points.

Bedroom Four - 11'11" x 11'11" (3.63m x 3.63m) With upvc double glazed window to the rear, vanity sink, radiator and power points.

Bedroom Five - 11'11" x 11'5" (3.63m x 3.48m) With upvc double glazed window to the rear and power points.

Family Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, bidet, part tiled walls, upvc double glazed windows and built in storage cupboard.

Shower Room - With shower cubicle, low level wc, wash hand basin, part tiled walls, upvc double glazed window and radiator.

Annex

Annex Lounge - 13'10" x 11'8" (4.22m x 3.56m) With upvc double glazed windows and door onto the garden, radiator and power points.

Annex Bedroom - 12' x 9'2" (3.66m x 2.8m) With upvc double glazed window to the front, radiator and power points.

Kitchen - 12' x 6'4" (3.66m x 1.93m) With fitted units comprising, sink and fitted worktop, range of wall and base units, space for cooker, space for fridge freezer, part tiled walls and window to the side and door to the front.

Annex Shower Room - With shower cubicle.

Swimming Pool Room - 20'6" x 18'8" (6.25m x 5.7m) With tiled flooring, upvc double glazed window overlooking the garden, pump room/storage and door to.

Leisure Room - 22' x 15'8" (6.7m x 4.78m) With doors opening onto the garden, fitted bar and power points.

Outside - The property is approached by a long sweeping driveway giving access to a gravelled driveway providing ample off road parking and access to a timber carport. There is also a triple garage with electric doors.

The grounds total to approximately 8 acres including a picturesque wooded area, with towering trees providing shade and sanctuary for local wildlife. Mature shrubs and trees dot the grounds, adding depth and texture to the lush surroundings. There are also formal gardens offering a refined backdrop for outdoor gatherings and leisurely strolls.

ACCOMMODATION

Entrance Porch - With upvc double glazed window to the sides, exposed brick wall, power points and door leading to.

Inner Hall - With stairs leading to the first floor and door leading to.

Downstairs Cloakroom - With low level wc, wash hand basin and windows to the front and side.

Snug/Family Room - 14'11" x 11'10" (4.55m x 3.6m) With oak flooring, feature fireplace with woodburning stove, upvc double glazed window to the rear, radiator and open to.

Sitting Room - 26'8" x 12'2" (8.13m x 3.7m) With impressive feature fireplace with woodburning stove, oak flooring, radiator. upvc double glazed windows to the rear and side plus further french doors onto the garden.

Kitchen/Dining Room - 25'11" x 22'3" (7.9m x 6.78m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units complemented by Quartz worktops and centre island with cupboards below, two single ovens, ceramic hob, integrated dishwasher, integrated fridge, space for American style fridge freezer, walk in pantry, tiled flooring, up double glazed windows, french doors to the garden and door leading to.

Rear Lobby - With door leading to the front and door to.

Utility Room - 9'7" x 8' (2.92m x 2.44m) With fitted wall and base units, Belfast sink, upvc double glazed window to the porch, space and plumbing for washing machine and tumble dryer and door leading to the annex.

