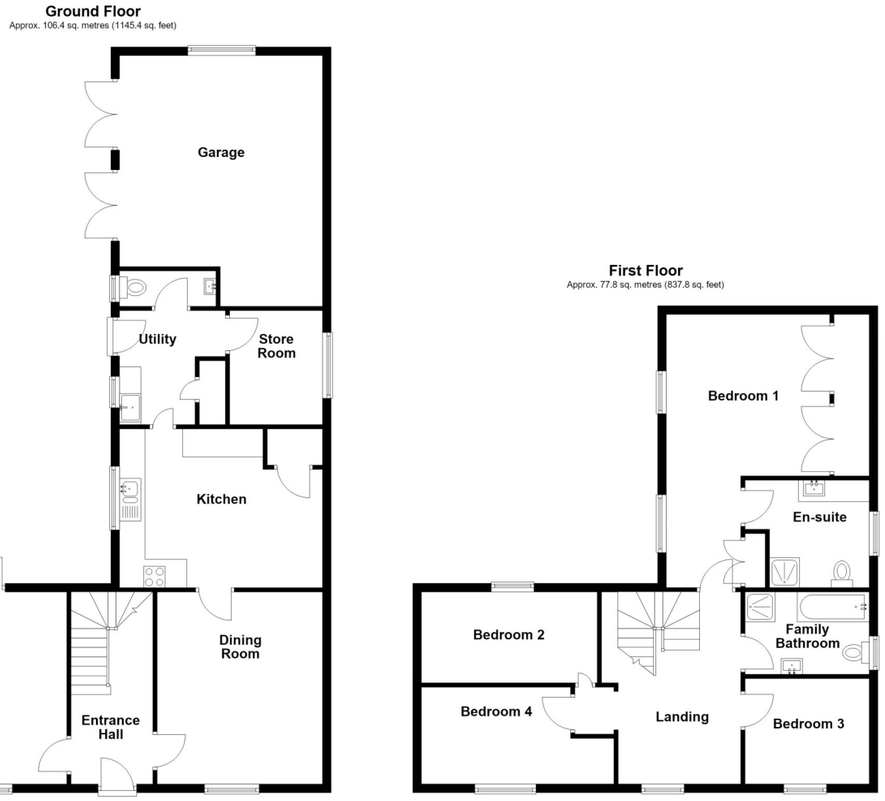
EPC TO FOLLOW



Total area: approx. 184.3 sq. metres (1983.3 sq. feet)







Tate House, Manthorpe, Bourne, Lincolnshire, PE10 0JE

£450,000 Freehold

Situated in a delightful location backing onto open fields, this spacious four bedroom stone barn conversion offers a wonderful opportunity for buyers looking for a character property with plenty of potential. Whilst the property would benefit from some updating and modernisation, it offers generous and versatile accommodation arranged over two floors, retaining the charm and appeal of a traditional barn conversion. The ground floor comprises a welcoming entrance hall, spacious lounge, separate dining room, kitchen, utility room, cloakroom and useful store room. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Outside, the property benefits from a substantial attached double garage, whilst its lovely position backing onto open countryside adds to the overall appeal. Offering approximately 1,983 sq. ft. of accommodation including the garage, this is a fantastic opportunity to create a lovely family home in a sought-after village. Offered for sale with no onward chain, viewing is highly recommended to appreciate the space, character and potential this property has to offer.

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ACCOMMODATION

Entrance Hall - Stairs ro first floor landing, understairs storage cupboard, radiator and power points

Lounge - 14'9" x 14'9" (4.5m x 4.5m) Stone feature fireplace, radiator, patio doors to the rear garden, window to the front, power points

Dining Room - 14'9" x 12'8" (4.5m x 3.86m) Window to the front, radiator and power points

Kitchen/Breakfast Room - 15'7" x 12'2" (4.75m x 3.7m) Range of base units, gas hob with extractor over, stainless steel sink, built in eye level electric oven, window to the rear patio, radiator, power points, tiled flooring, space for dishwasher, built in pantry cupboard

Utility Room - 8'9" x 8'2" max (2.67m x 2.5m max) Built in storage cupboard, Belfast sink, space and plumbing for washing machine, door to rear garden, radiator, tiled flooring and window to rear

Downstairs Cloakroom - Window to the rear, radiator, low level WC and wash hand basin with storage below

Store Room - 8'9" x 7'1" (2.67m x 2.16m) Window to side, tiled flooring, radiator and power points

First Floor Landing - Window to the front and radiator

Bedroom One - 12'7" x 12'6" (3.84m x 3.8m) Two windows to the rear, two radiators, power points, built in wardrobes, airing cupboard

En Suite - Window to the side, radiator, shower cubicle, low level WC, wash hand basin set in unit with storage below, extractor fan

Bedroom Two - 13'6" x 7'3" (4.11m x 2.2m) Window to the rear, radiator, power points and tv point

Bedroom Three - 9'6" x 8'1" (2.9m x 2.46m) Window to the front, radiator and power points

Bedroom Four - 11'5" x 7'5" (3.48m x 2.26m) Window to the front, power points and radiator

Family Bathroom - Window to the side, heated towel rail, shower cubicle, pannelled bath, low level WC and pedestal wash hand basin

Outside - There is a right of access down the side of the property to the rear where there is a driveway providing off road parking for 2 cars and access to a double garage with power and light (19'3" x 15'9")

There rear garden is a particular feature of the property being mainly laid to lawn and having an open aspect view over fields and farm land.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E