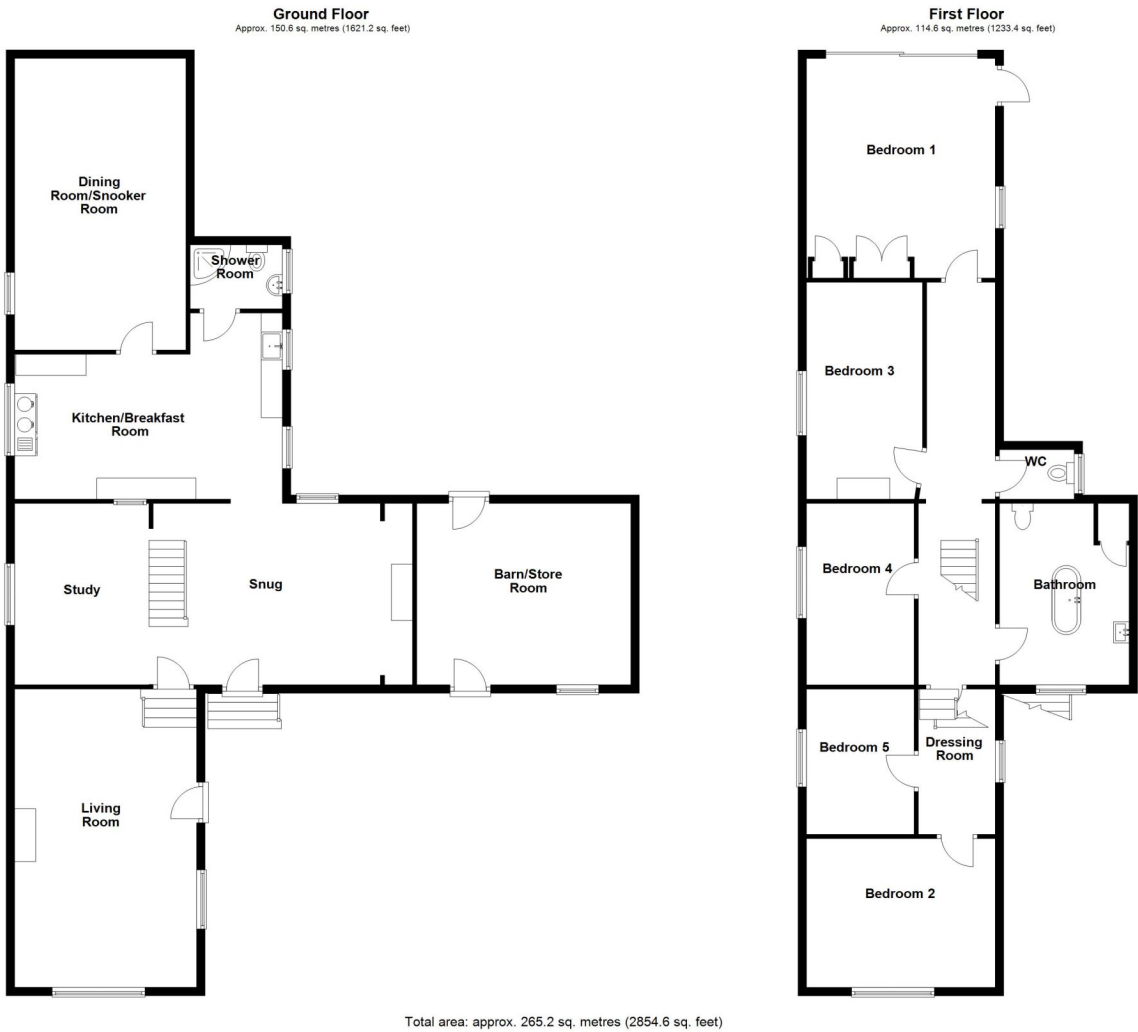


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



The Old Butchers Arms, Toft, Bourne, Lincolnshire, PE10

OIEO £500,000 Freehold PRICE GUIDE £500,000 to £550,000

Step into a world of timeless charm and modern comfort with this exceptional five-bedroom character home, parts of which date back over 400 years. Lovingly maintained and thoughtfully updated, the property exudes period elegance while offering generous and versatile living space across four reception rooms. From exposed beams and original fireplaces to the warmth of natural wood and stone, the home radiates history and craftsmanship at every turn. The expansive dining room doubles as a snooker room, perfect for entertaining or relaxed family evenings. There is also a spacious living room with multi-fuel burning stove and a cosy snug opening up to a useful study plus a 21ft kitchen/breakfast room with shower room off. Outside the large and beautifully established gardens provide a private sanctuary, with mature trees, vibrant borders, and ample space for outdoor living. Whether you’re enjoying morning coffee on the patio or hosting garden parties in the summer, the setting is truly idyllic. Located in the popular village of Toft overlooking the Golf Course, giving easy access to Bourne, Stamford and Peterborough with its main line train station to London/Kings Cross plus being it the catchment for our fabulous primary and secondary schools and Bourne Academy and Bourne Grammar this home is a must view. Please call for more information.

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See things differently.



Shower Room - Modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, tiled flooring, heated towel rail and frosted window.

First Floor landing - With door leading to:

Bedroom One - 17'4" x 13'4" (5.28m x 4.06m) With extensive fitted wardrobes that provide ample storage. A set of patio doors offers direct access to the rear garden—a lovely addition that brings in natural light and creates a peaceful connection to the outdoor space. The room also benefits from a UPVC double glazed window and door, radiator, and power points throughout.

Bedroom Two - 15'1" x 11'9" (4.6m x 3.58m) With upvc double glazed window to the front, radiator and power points.

Dressing Room - 11'6" x 7'4" (3.5m x 2.24m) With upvc double glazed window to the side and door leading to:

Bedroom Five - 11'6" x 7'9" (3.5m x 2.36m) With upvc double glazed window to the side, radiator and power points.

Bedroom Three - 16'9" x 10'2" (5.1m x 3.1m) With attractive feature fireplace, upvc double glazed window to the side, radiator and power points.

Bedroom Four - 15'4" x 7'9" (4.67m x 2.36m) With upvc double glazed window to the side, radiator and power points.

Family Bathroom - With freestanding bath with shower attachment, low level wc, wash hand basin set in feature unit, built in airing cupboard housing hot water tank, beamed wall, radiator and upvc double glazed window.

WC - With low level wc with eco wash basin above and frosted window.

Outside - To the front there is a gravelled driveway providing ample off road parking and access to:

Barn/Workshop - 17'5" x 14'4" (5.3m x 4.37m) With the potential to convert into a Garage (STPP) with vaulted ceiling and doors to the front and rear.

Rear - The garden is a standout feature of the property, generously sized and thoughtfully planted with a selection shrubs and fruit trees, it provides a private sanctuary, and ample space for outdoor living. Whether you are enjoying morning coffee on the patio or hosting garden parties in the summer, with stunning views across the golf course, the setting is truly idyllic. Toward the far end, the garden opens up to enjoy vistas over open fields and surrounding countryside. This area offers a fantastic opportunity for new owners to put their own stamp on the space—whether that's through landscaping, creating a wildflower meadow, growing produce, or simply creating a peaceful retreat

ACCOMMODATION

Door Leading To

Snug - 18'7" x 14'6" (5.66m x 4.42m) With beamed ceiling, stairs leading to the first floor, mulita fuel burning stove set in recess with beam above, upvc double glazed windows to the front and rear, tiled flooring, radiator and open to:

Study - 13'6" x 10'7" (4.11m x 3.23m) With attractive feature fireplace, exposed brick wall with feature window, beamed ceiling, tiled flooring, radiator and upvc double glazed window to the side.

Living Room - 23'3" x 14'3" (7.09m x 4.34m) With attractive feature fireplace with multi fuel burning stove, upvc double glazed windows to the front and side, door to the front, oak flooring, radiator and steps leading into the study/snug.

Kitchen/Breakfast Room - 20'11" x 14'8" (6.38m x 4.47m) With a mixture of fitted and freestanding cottage style units comprising, single drainer sink with cupboard below, tiled worktop with space and plumbing for washing machine and dishwasher below, pine floor to ceiling dresser, oak centre island, further oak dresser, space for fridge freezer, electric range cooker, tiled flooring, upvc double glazed windows, door to the rear garden and door leading to:

Dining Room/Snooker Room - 22'8" x 11'9" (6.9m x 3.58m) A fantastic room that was formally the cellar that can be used for multiple purposes with tiled flooring, power points and feature window to the side.

