Abbotts Farm, High Street, Horbling, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Abbotts Farm, 10 High Street, Horbling, Sleaford, Lincolnshire, NG34 0PE

£900,000 Freehold

Abbotts Farm is a truly unique homestead comprising the original 7 bedroom farmhouse with all the character and period features you would expect, a detached barn which has been converted to a 3 bedroom annex, a large brick built barn with 3 ground floor rooms, a 1st floor games room with balcony, a detached block built garage/workshop, a brick built studio / hobby room or home office all set within a plot offering private gardens to the main house and a gravelled driveway offering a tremendous amount of parking, a further lawned garden and a hedged annex garden.

UNIQUE FARMSTEAD | 6 BEDROOM FARMHOUSE | THREE BEDROOM ANNEX | LARGE BRICK BARN | STUDIO/HOME OFFICE | BLOCK BUILT GARAGE/WORKSHOP | GENEROUS GROUNDS | POTENTIAL FOR USE AS HOLIDAY LET

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ACCOMMODATION

Entrance Hall - With flag stone floor, staircase to floor, double radiator.

Lounge - 18'8" x 14'9" (5.7m x 4.5m) with windows to the front and rear aspects with shutters, double radiator, cast iron open fireplace with ornate surround, ceiling rose & coving, alcoves with shelving and cupboards to either side of chimney breast.

Dining Room - 16'8" x 14'9" (5.08m x 4.5m) with window to the front aspect with shutters, exposed brick open fireplace with dog grate, ceiling rose & ornate coving, stripped and stained floorboards, double radiator.

Rear Hall - with half glazed door to rear with door to BOILER ROOM with hot water tanks.

Shower Room - having a 3 piece fitted suite comprising ceramic tiled shower cubicle, close coupled WC, vanity unit housing hand wash basin, ceramic tiled flooring.

Farmhouse Kitchen - 19'2" x 15'8" (5.84m x 4.78m) Fitted with a stunning handmade kitchen comprising a range of base eye level and larder units with solid wood worksurfaces and tiled splashbacks, inset double Butler sink, alcove with beam over and Rangemaster cooker, brick fireplace with period stove, extractor, tiled flooring, window to the side aspect, 3/4 height window to side aspect, double radiator.

Utility Room - 13'6" x 9'6" (4.11m x 2.9m) with window to the side aspect, fitted with a range of shelving and storage and with space for a number off additional appliances.

Family Room - 17' x 15'9" (5.18m x 4.8m) with window and part glazed door to the side aspect, feature wall with fireplace with log burner and alcoves/storage to either side and over head cupboards, beam to ceiling, single radiator.

Library - 14'4" x 9'2" (4.37m x 2.8m) with two windows to the side aspect, full height shelving to two walls, door to back staircase up to the rear bed room.

Landing - Stairs from ENTRANCE HALL to FIRST FLOOR GALLERIED LANDING with window to the side aspect, single radiator, coving.

Bedroom 1 - 16'1" x 15'8" (4.9m x 4.78m) with windows to the front & rear aspects, stripped and stained floorboards, cast iron fireplace, two single radiators.

En-Suite Bathroom - having a three piece suite comprising low level WC, pedestal wash hand basin with tiled surround, panel bath with shower over, tiled floor, double radiator, window to the front aspect.

Bedroom 2 - 14'11" x 14'5" (4.55m x 4.4m) with window to the front aspect, stripped and stained floorboards, cast iron fireplace, pedestal wash hand basin.

Bathroom - Having a vaulted beamed ceiling with mezannine floor, fitted with a 4 piece suite comprising panelled jacuzzi bath, separate multi jet corner shower cubicle, close coupled WC, pedestal hand wash basin.

Bedroom 3 - 15'9" x 12'8" (4.8m x 3.86m) with window to the side aspect, cast iron fireplace, two single radiators, pedestal wash hand basin.

Bedroom 4 - 12'9" x 12'4" (3.89m x 3.76m) with window to the side aspect, cast iron fireplace, double radiator, built-in cupboard.

Shower Room - having window to side aspect, fitted with a 3 piece suite comprising double shower cubicle with twin head mains fed shower over, close coupled WC, pedestal hand wash basin, ceramic tiled flooring.

Bedroom 5 - 13'6" x 9'4" (4.11m x 2.84m) with window to the side aspect, single radiator, pedestal wash hand basin.

Bedroom 6 - 12'9" x 9'4" (3.89m x 2.84m) with window to the side aspect, single radiator, pedestal wash hand basin.

Bedroom 7 - with windows to the side and rear aspects, single radiator, staircase from library to bedroom 7.

Detached Barn - This large brick built two storey barn offers 3 rooms to the ground floor,

Hobby Room 17'5" x 14'" with UPVC windows to side aspect and cloakroom off.

Laundry Room 15'1" x 12'6" fitted with a range of base and eye level units with bevel edged work top over, stainless steel sink, space for numerous appliances.

Barn Storage 37'10" x 16'9" personal door to side aspect and twin timber doors to opposite side aspect, two mezannie storage area's.

An external metal staircase leads to a substantial 1st floor balcony with timber balustrade offering covered parking below with timber shed and outside power point , the balcony gives access to the Games Room 34'3" x 15'9" having vaulted beamed ceiling with 4 roof lights, 2 windows to both side aspects and built in storage cupboard.

Brick built log store and garden tool store.

Garage/Workshop - Block Built Garage/Workshop being split into two useful area's Garage 19'3" x 12'5" having up and over doors to side and rear aspects, light, power.

Workshop 19' 4" x 12'1" Having 2 timer doors to side aspect, light power and work bench and storage.

Studio / Home Office - 22'2" x 16'1" (6.76m x 4.9m) A converted brick built outhouse with vaulted ceiling, 4 roof lights, windows to side and rear aspect, glazed UPVC entrance door, radiator, cloakroom off.

Annex

Entrance Hallway - Approached by UPVC French doors with 2 full height side windows, having dog leg staircase to 1st floor, log burner in exposed brick feature fireplace, beamed ceiling, ceramic tiled flooring.

Kitchen Dining Room - 17'9" x 17'8" (5.4m x 5.38m) Having two sets of UPVC French doors to front aspect both with 2 full height side windows, a central exposed timber beam and pillar, fitted with a generous range of contemporary base, eye level and larder units with quartz work surfacing and upstands over, undermounted one and a half bowl stainless steel sink, dish washer, wine cooler, ceramic hob, 3 eye level ovens and coffee maker. Just off the kitchen is a utility area housing larder fridge and freezer and having space for washing machine and tumble dryer.

Side Lobby - UPVC French doors and staircase to 1st floor leading to 2 of the bedrooms. via a spacious landing with window to rear aspect and loft hatch giving access to a mezannie loft area.

Bedroom - 11' x 9'1" (3.35m x 2.77m) UPVC window to front aspect.

Bedroom - 11' x 8'9" (3.35m x 2.67m) Window to rear aspect, radiator, wall lights.

Bathroom - Opaque glazed window to front aspect, fitted with a 4 piece suite comprising shaped spa bath, separate corner shower cubicle, pedestal hand wash basin, close coupled WC, ceramic tiled flooring, heated towel radiator.

Snug - 14'8" x 8'9" (4.47m x 2.67m) UPVC French doors to front aspect, wall lights, coving to ceiling.

Living Room - 18' x 9'3" (5.49m x 2.82m) UPVC window to front aspect, television point, radiator.

Shower Room - Having walk in shower cubicle, close coupled WC, vanity unit housing hand wash basin, half height wall panelling.

Main staircase - The dog leg staircase rises from the entrance hall to 1st floor sitting room.

1st floor Sitting Room - 18'5" x 6'8" (5.61m x 2.03m) Being dual aspected with windows to both front and rear elevations, UPVC French doors to front aspect leading to balcony, vaulted beamed ceiling, painted brick wall, television point, staircase to attic room.

Bedroom - 11'1" x 8'8" (3.38m x 2.64m) Windows to side and rear aspect, fitted with a double wardrobe, beamed ceiling, radiator.

Shower Room - Opaque glazed window to front aspect, fitted with a 4 piece suite comprising walk in glazed and tiled shower cubicle with twin head mains fed shower over, close coupled WC, pedestal hand wash basin, bidet, heated towel radiator, ceramic tiled flooring.

Outside - The property boasts generous grounds.

The farmhouse is enveloped by walled and hedged grounds with paved patio and pathways lawns and established shrubbery and a private side garden with raised pool and mature inset trees.

The annex has a lawned hedged garden and more ground to the rear.

The generous gravelled driveway leads to ample off street parking for both the farmhouse and annex and continues to the side of the large barn to give access and an additional substantial amount of parking.

There is a further well proportioned lawned garden beside the barn with a concrete base ideal as a seating area of potentially more outbuildings.