



## High House

Approximate Gross Internal Area = 290.9 sq m / 3131 sq ft  
Basement = 10.7 sq m / 115 sq ft  
Garage / Store / Studio / The Barn = 171.7 sq m / 1848 sq ft  
Total = 473.3 sq m / 5094 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.



## High House, 24 Brookside, Scopwick, Lincolnshire, LN4 3PA

£650,000 Freehold

High House is a striking Grade II listed Georgian residence nestled in a picturesque setting, offering a rare blend of elegant living space, extensive outbuildings, and beautifully landscaped gardens. Set behind a gated entrance and approached via a long tarmac driveway, this quintessential country home is steeped in character and surrounded by mature grounds that provide a serene and private backdrop to everyday living.

Elegant Georgian Home Behind Secure Gated Entrance | Grade II Listed With Period Architectural Features | Arranged Over Three Spacious Light-Filled Storeys | Expansive Gardens With Lawn, Trees And Hedges | Stone Outbuildings With Conversion Potential (STPP) | Long Gravel Driveway With Ample Parking Space | Peaceful Village Location With Scenic Surroundings | Rare Opportunity With Charm And Future Potential



DESCRIPTION

With over 3,100 sq ft of internal accommodation in the main house and an additional 1,848 sq ft across the garage, studio, and barn, High House is perfectly suited for multi-generational living, those working from home, or anyone seeking substantial space with endless potential. The property is arranged over three storeys, with classic Georgian symmetry, tall chimneys, and large sash windows that frame the elegant façade.

Inside, the ground floor presents a wonderfully traditional layout, featuring high ceilings, intricate corning, and a wealth of period features. The formal sitting room enjoys dual-aspect windows, a marble fireplace, and an abundance of natural light, while the adjoining dining room boasts polished wooden floors and another ornate fireplace, ideal for entertaining. A welcoming breakfast kitchen leads into a delightful garden room, offering the perfect spot for morning coffee with garden views. A home office, utility area, and basement storage add excellent functionality to this charming home.

The upper floors house Five well-proportioned bedrooms, each flooded with light and retaining the home's timeless character. The principal suite includes a dressing room and en suite bathroom, while additional family bathrooms provide flexibility for guests and growing families alike.

Externally, High House continues to impress. A picturesque rear courtyard connects the main house to a superb range of stone-built outbuildings, including a studio, garage, multiple stores, and a large barn with hay loft, complete with arched timber doors and external stone staircases. These buildings offer exciting scope for conversion into self-contained accommodation, hobby spaces, or business use, subject to necessary permissions.



ACCOMMODATION

Entrance Hall

Sitting Room - 15' x 14'1" (4.57m x 4.3m)

Dining Room - 14'3" x 14'1" (4.34m x 4.3m)

Home Office - 9'10" x 8'11" (3m x 2.72m)

WC

Kitchen - 15'11" x 14'10" (4.85m x 4.52m)

Garden Room - 12'11" x 9'1" (3.94m x 2.77m)

WC

Store - 10'4" x 9'8" (3.15m x 2.95m)

Studio - 18'8" x 14'5" (5.7m x 4.4m)

Garden Store - 16'9" x 14'5" (5.1m x 4.4m)

Bedroom - 14'3" x 14'2" (4.34m x 4.32m)

Dressing Room

En-suite

Bedroom - 14'3" x 14'2" (4.34m x 4.32m)

Bedroom - 16'3" x 9'1" (4.95m x 2.77m)

Bathroom

Bedroom - 14'6" x 14'3" (4.42m x 4.34m)

Bedrrom - 14'3" x 14'2" (4.34m x 4.32m)

Store - 16'11" x 14'5" (5.16m x 4.4m)

Stable - 14'1" x 12'5" (4.3m x 3.78m)

Garage - 14'4" x 9' (4.37m x 2.74m)

Store - 14'1" x 12'7" (4.3m x 3.84m)

Hay loft - 16'9" x 14'1" (5.1m x 4.3m)

Wine cellar - 14'2" x 8'2" (4.32m x 2.5m)