

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Floorplan to follow



Winslow House, Middle Street, Dunston, Lincolnshire, LN4 2EW

£550,000 Freehold

Winslow House, nestled in the sought-after village of Dunston, Lincolnshire, is a striking five-bedroom period home that exudes charm and individuality, with a blend of modern features. Set behind wrought iron gates, the home instantly impresses with its stunning curb appeal.

Five-bedroom period home with modern charm | Gated entrance and impressive curb appeal | Stunning kitchen | Light-filled orangery with garden views | Cosy lounge with multi fuel burner | Private annexe with kitchen and bath | Beautiful gardens with stream and seating | Character features throughout | Skylight on Landing



DESCRIPTION

The heart of the home is a beautifully appointed kitchen/breakfast room, featuring a large central island, sleek cupboards and complementing work surface, integrated appliances, and a range cooker set into a rustic exposed-brick surround. Original timber beams run overhead, whilst there is some beautiful Karn dean flooring which flows seamlessly into the spectacular orangery. This serves as a versatile open-plan living and dining area. With arched feature windows, vaulted ceilings, and garden views, the orangery is bathed in natural light, perfect for both entertaining and everyday living.

The Lounge is a warm and characterful space with stylish wallpaper and a multi-fuel burning stove set within a period fireplace, creating a cosy feeling. Also on the ground floor is a well-proportioned bedroom with en-suite, ideal for guests or multi-generational living.

Upstairs, the master bedroom is generously proportioned featuring dual windows and stylish taste of decor. All Bedrooms are a fantastic size with large windows allowing ample light into the room. The family bathroom is a true highlight, with a freestanding roll-top bath, high-level WC, heritage fittings, and polished wooden flooring.

The interior is further enhanced by a stunning staircase with painted banisters, exposed stonework and a new addition of a skylight, allowing even more natural light into this beautiful home.



Outside, it's a gardeners dream. Offering a high degree of privacy and charm, featuring mature trees, well stocked borders, a central lawn, and several seating areas, and a tranquil stream to the rear of the property, with a seating area perfect for a morning coffee.

A standout feature of the property is the beautifully converted annexe, once a series of brick outbuildings, now a stylish and fully functional living space. Retaining much of its rustic character with exposed brickwork, vaulted ceilings, and original beams, the annexe comprises a cosy double bedroom with feature wall, a modern fitted kitchen with shaker-style cabinets and Belfast sink, and a luxurious bathroom with a freestanding bath, walk-in rainfall shower, and sleek, modern finishes. Skylights and glazed doors allow for abundant light throughout.

Altogether, Winslow House is a truly unique and beautiful family home. With generous accommodation, stunning gardens, and a self-contained annexe, this is an exceptional opportunity that you can't miss out on!

ACCOMMODATION

Reception Hallway

Sitting Room - 12'9" x 11'7" (3.89m x 3.53m)

Kitchen Dining Room - 19' x 13'7" (5.8m x 4.14m)

Inner Hallway

Orangery - 22'3" x 11'4" (6.78m x 3.45m)

Galleried Landing

Bedroom 1 - 15'2" x 10'7" (4.62m x 3.23m)

Bedroom 2 - 11'7" x 8'7" (3.53m x 2.62m)

Bedroom 3 - 14'3" x 8'9" (4.34m x 2.67m)

Bedroom 4 - 12'8" x 8'3" (3.86m x 2.51m)

Cloakroom

Family Bathroom

Ground Floor Bedroom - 15'2" x 13' (4.62m x 3.96m)

En-Suite Wet Room

LOCAL AUTHORITY

North Kesteven District Council

COUNCIL TAX BAND

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