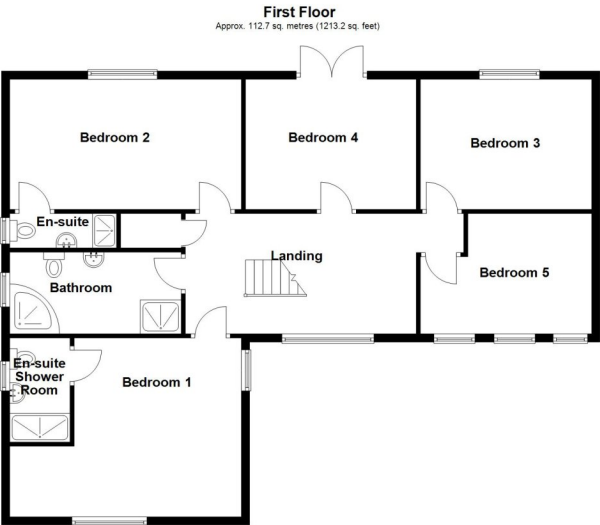
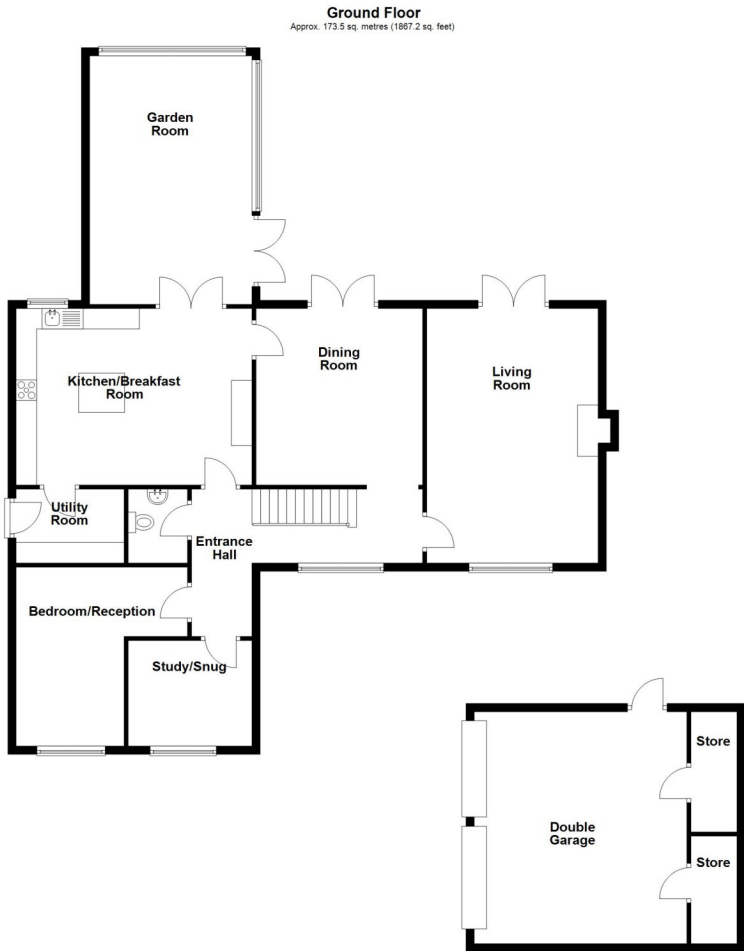


Carrisbrooke, Main Road, Dowsby, Bourne

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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



Total area: approx. 286.2 sq. metres (3080.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Carrisbrooke, 6 Main Road, Dowsby, Bourne, PE10 0TL

£550,000 Freehold

Winkworth Estate Agents are delighted to offer for sale this stunning architect designed five/six-bedroom detached home located on a none estate position with views over open fields to the rear. The property has been built to a barn conversion style with a wealth of character and charm including, exposed beams, attractive fireplace with woodburning stove and exposed brick walls. The property offers fantastic versatile accommodation benefiting from, lounge with wood burning stove, separate dining room, family room/bedroom six, study/snug, kitchen/breakfast room with utility off and impressive garden room overlooking the rear garden. Upstairs the master bedroom benefits from an en-suite, there is also a guest bedroom with en-suite, three further bedrooms and family bathroom. Outside there is an extended detached double garage with driveway to the front proving ample off-road parking and to the rear an enclosed established garden with views over open fields. There is also an outside Air source heat pump supplying the hot water and central heating. Please call 01778 392807 for more information.

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Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



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See things differently.



Reception Hall - Indian limestone flooring, almost full height dome topped multi-pane feature picture window to the front elevation, door to:

Downstairs Cloakroom - Two piece suite comprising concealed low level WC, bracket hand basin with mixer tap, tiled floor, underfloor heating and extractor fan.

Study/Snug - 8'10" x 8'6" (2.7m x 2.6m) Multi-pane window to the front elevation, Indian limestone flooring, underfloor heating, one exposed brick wall and power points.

Family Room/Bedroom Six - 14' x 8'10" (4.27m x 2.7m) Multi-pane window to the front elevation, underfloor heating, TV point and power points.

Sitting Room - 20'8" x 13' (6.3m x 3.96m) Inglenook fireplace with multi-fuel burner, three windows to the front elevation, beamed and textured ceiling, French doors to the rear elevation, under floor heating, TV point and power points.

Dining Room - 13'8" x 13'4" (4.17m x 4.06m) Indian limestone flooring, dome topped multi-pane picture window with integral French doors to the rear elevation, exposed walls and under floor heating.



Kitchen/Breakfast Room - 18'4" x 15'4" (5.6m x 4.67m) With range of modern shaker style units comprising numerous base cupboards and drawers beneath granite worktops with inset one and half bowl single drainer sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, central island with built-in cupboards, space and plumbing for dishwasher, Induction four ring hob, built-in oven, space for fridge/freezer, Indian limestone flooring with underfloor heating and, door to the garden room and door to.

Utility Room - 8'6" x 7' (2.6m x 2.13m) Indian limestone flooring with under floor heating, roll edged worktop with inset single drainer stainless steel sink unit with hot and cold taps, tiled splashback, fitted base cupboards and drawers, plumbing and space for washing machine, space for tumble dryer, water softener, half-glazed stable door to the side.



Garden Room - 20'1" x 13'3" (6.12m x 4.04m) With double glazed windows and doors onto the rear garden, underfloor heating, tv point and power points.

First floor landing - With bridge style gallery with varnished spindles and newel posts and a range of uplighters to the feature ceiling with exposed beams. Built-in Airing Cupboard with hanging space, access to the loft with loft ladder and part boarded loft and door to.

Master Bedroom - 17'4" x 14'1" (5.28m x 4.3m) With window overlooking the front, radiator, power points and door leading to:

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, heated towel rail and frosted window.

Guest Bedroom - 18'4" x 10'2" (5.6m x 3.1m) Two windows to the rear elevation, laminate flooring with underfloor heating, power points and door to:

En-Suite - With a polished limestone floor, tiled walls, fitted three piece suite comprising shower cubicle, wash hand basin, low level WC, shaver point, radiator, underfloor heating and obscure glazed window.

Bedroom three - 13'2" x 10'6" (4.01m x 3.2m) Window to the rear elevation, laminate flooring with underfloor heating, power points.

Bedroom Four - 13'2" x 9'6" (4.01m x 2.9m) With french doors and Juliette balcony overlooking the rear, laminate flooring with under floor heating, exposed brick walls with feature beams.

Bedroom Five - 13'1" x 9'10" (4m x 3m) With window overlooking the front, under floor heating and power points.

Family Bathroom - Fully tiled walls, tiled floor, fitted four piece suite comprising panelled corner jacuzzi bath with mixer tap and sealed low level WC, bracket hand basin with mixer tap, tiled shower cubicle, vertical radiator/towel rail, underfloor heating shaver point, linen cupboard.

Outside - The property is approached via a gravelled driveway providing ample off road parking leading to a detached DOUBLE GARAGE (21'6 x 16'4) with two up and over doors, power and light. The rear of the garage has been extended by the current vendors providing two useful storage rooms. The rear garden is an established lawned garden with mature shrubs and trees, paved patio, outside power sockets and vegetable garden backing onto open fields.

