

Station Street, Rippingale, Bourne

*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.*



110 Station Street, Rippingale, Bourne, PE10 0TA

£495,000 Freehold

Winkworth are delighted to offer for sale this stunning grade II listed character home with large detached stone-built barn providing huge potential for use as a home office or conversion for other purposes (STPP). The property has been completely renovated by the current vendors offering great family accommodation benefiting from, lounge, dining room and study, fantastic 35ft kitchen/family room with vaulted beamed ceiling and exposed stone walls. Upstairs there are four bedrooms and a family bathroom. The property is full of character and charm including beamed ceilings, exposed stone walls, feature fireplace with woodburning stoves and oak flooring. Outside there is a gated driveway leading to gravelled off road parking and access to the Barn. There is a lovely walled and secluded south west facing patio providing a pleasant sitting area plus a further lawned garden to the rear. Please call 01778 392807 for more information.

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4 Bedroom Link Detached Home | Grade II Listed | Large Detached Barn | Off-Road  
Parking | EPC To Be Confirmed

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ACCOMMODATION

Door leading through to:

**Entrance Hall** - With stairs leading to the first floor, oak flooring, radiator, under stairs storage cupboard, window overlooking the rear and door leading through to

**Lounge** - 18'8" x 13'4" (5.7m x 4.06m) With attractive feature fireplace with wood burning stove, two windows overlooking the front and further window to the rear, beamed ceiling, radiator, power points and TV point.

**Family Room** - 14'4" x 13'10" (4.37m x 4.22m) With attractive feature fireplace with wood burning stove, oak flooring with underfloor heating, window overlooking the front and rear, TV point, power points and door leading through to

**Kitchen Family Room** - 34'7" x 13' (10.54m x 3.96m) A truly stunning room with vaulted beamed ceilings with velux windows, exposed stone walls, modern fitted units comprising one and a half bowl ceramic sink unit with cupboard below, excellent range of wall and base units incorporating centre island with further ceramic belfast sink and cupboards and shelving below, space for range cooker with extractor canopy above, space for upright fridge/freezer, space and plumbing for dishwasher, part tiled walls, oak flooring with underfloor heating and two french doors leading on to the garden.



**Utility Room** - 7'6" x 7'3" (2.29m x 2.2m) With tiled flooring with underfloor heating, statement door to the side, space and plumbing for washing machine, space for tumble dryer, door leading to the study and door leading through to the

**Shower Room** - Modern fitted suite comprising shower cubicle, low level WC, wash hand basin set in unit with cupboard below, tiled flooring with underfloor heating, heated towel rail and frosted window.

**Study** - 10'5" x 7'1" (3.18m x 2.16m) With windows to the rear and side, built in storage cupboard with sliding doors, underfloor heating and power points.

**First Floor Landing** - With window to the rear, radiator and door leading through to

**Bedroom One** - 14'8" x 13' (4.47m x 3.96m) With window to the front and rear, built in over stairs wardrobe cupboard, attractive feature fireplace, radiator, power points.

**Bedroom Two** - 14'4" x 11' (4.37m x 3.35m) With window overlooking the front, access to the loft, radiator and power points.

**Bedroom Three** - 11'4" x 10'3" (3.45m x 3.12m) With window overlooking the rear, radiator and power points.

**Bedroom Four** - 10'10" x 6'10" (3.3m x 2.08m) With window overlooking the front, radiator and power points.

**Family Bathroom** - Fitted suite comprising panelled bath with wall mounted shower and glass screen, low level WC, wash hand basin, built in airing cupboard, heated towel rail and frosted window.

**Outside** - To the rear there is a south west facing walled and secluded courtyard being mainly paved providing a pleasant sitting area with personnel door to the barn. There is a gate providing access to a gravelled driveway which provides ample off-road parking with access to the barn. To the rear there is a further lawned garden being mainly laid to lawn with shrub borders.

**Barn** - The barn is a detached stone-built barn set into three sections:

The first section (17' x 11'7") provides useful storage with access through to section two (24'4" x 17'1") which has got sliding doors to the driveway and section three (17'7" x 15'3") which has got sliding doors to the driveway.

TENURE

Freehold

COUNCIL TAX BAND

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