



16A The Green, Thurlby, Bourne, PE10 0HB

£700,000 Freehold

Price Guide £700,000 to £750,000 This charming four-bedroom barn conversion exudes character and timeless appeal, blending rustic charm with modern living. The heart of the home is the expansive 47ft open-plan living room and dining room, featuring a stunning vaulted ceiling that adds height and grandeur to the space. The French doors flood the area with natural light, showcasing the original barn features, such as exposed beams and stone walls, creating an inviting and spacious atmosphere. The kitchen and breakfast room boast granite worktops and ample cabinetry, offering both functionality and style for family meals or entertaining guests. A gated entrance leads to a private driveway that opens to a double garage, offering generous parking and storage space. Just beyond the garage, you'll find a separate home office, ideal for remote work or as a quiet retreat. Set on a generous plot, the property backs onto open fields, providing an off road and private setting. The surrounding grounds offer plenty of potential for outdoor activities, gardening, or simply enjoying the serenity. With its blend of modern comforts and rustic charm, this barn conversion is a rare find, perfect for those looking for a character-filled home with plenty of space.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, tiled flooring with under floor heating, beamed ceiling, downlights and door leading to:

Utility Room - 8'5" x 5'9" (2.57m x 1.75m) With fitted worktop, range of wall units, space and plumbing for washing machine and tumble dryer, window to the side and tiled flooring with under floor heating.

Kitchen/Breakfast Room - 25'9" x 12'2" (7.85m x 3.7m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units complemented by Granite worktops with breakfast bar, space for range cooker, space for American style fridge freezer, integrated dishwasher, windows to the side, stable door to the side, tiled flooring with under floor heating and step leading up to:

Open Plan Living Room/Dining Room - 47'4" x 17'9" (14.43m x 5.4m) With impressive vaulted beamed ceiling, exposed stone walls, french doors to the rear and side, wooden flooring with under floor heating and woodburning stove.

Bedroom - 14'4" x 9'2" (4.37m x 2.8m) With windows to the side, wooden flooring and fitted wardrobes.



Bathroom - 12'7" x 9'2" (3.84m x 2.8m) With fitted suite comprising, panelled bath with shower, low level wc, wash hand basin, tiled flooring with under floor heating, heated towel rail and two frosted windows.

Inner Hall - With tiled flooring with under floor heating, vaulted ceiling with Velux window and door leading to:

Bedroom - 10'9" x 9'3" (3.28m x 2.82m) With windows to the side, wooden flooring with under floor heating and vaulted ceiling.

Bedroom - 24'5" x 12'2" (7.44m x 3.7m) With feature exposed brick wall, vaulted ceiling, window to the side, wooden flooring with under floor heating and door leading to:

En-Suite - With panelled bath, low level wc, wash hand basin, heated towel rail, tiled flooring with under floor heating and frosted window.

First Floor Landing - With door leading to:

Bedroom - 14'4" x 13'3" (4.37m x 4.04m) With laminate flooring, window to the side, radiator and door leading to:

En-Suite Shower Room - With shower cubicle, low level wc, wash hand basin and tiled flooring.

Outside - To the front there is a gated gravelled driveway providing lots of off road parking leading to the Double Garage. The rear garden boasts a private patio area, ideal for outdoor dining or relaxation. Beyond the patio, a generous lawned garden extends, providing plenty of room for leisure activities. The garden backs onto open fields making this home a must view.

Home Office - 17'6" x 12'11" (5.33m x 3.94m) With french doors onto the garden, wall mounted electric heater, power and light.

Double Garage - 16'6" x 18'1" (5.03m x 5.5m) With two sets of double opening doors.

Carport

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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