



Washdyke Lane

MOUNT & MINSTER

DESCRIPTION

A privileged chance for the discerning buyer to acquire two properties together, whether the occasion calls for multi-generational living or an additional income stream, this rare opportunity offers a flexible and convenient lifestyle in a glorious Cliff Village. Both offer their own, independent living accommodation with their own utilities, driveways and gardens, providing a pair of completely self-contained homes.

THE OLD FARMHOUSE

DESCRIPTION

Situated in the heart of one of the most sought-after and attractive villages in Lincolnshire, tucked away up a sweeping driveway with the rear of the property abutting Washdyke Lane, this glorious Grade II listed private residence has been lovingly and meticulously maintained by the current owners to create a warm and welcoming home.

The well-proportioned and generous accommodation includes a formal entrance hall from the front door, as well as a practical rear hallway which is also ideal as a bootroom, with both a shower room and utility conveniently placed adjoining it. The country kitchen boast an Everhot stove and fitted larder cupboard, together with stunning vistas over the handsome gardens. There are two further reception halls to the ground floor, once currently being used as a family room but would equally be ideal as a dining room, the other being a more formal drawing room.

The first floor is accessed via two staircases. The front staircase leads to four spacious double bedrooms and a family bathroom, the other staircase leads up to a large, versatile space that could be used as a fifth bedroom (shower room below) or is also suitable as a sizeable home office and/or snug.

OUTSIDE

The property is approached either via the pedestrian gate off Washdyke Lane, or more regularly via the gated driveway from Scott's Hill. As you enter the through the gate, there is a lawn to one's left that leads to sheltered trees, as well as a greenhouse and a range of attractive, period barns that are currently used for garaging and storage, but would similarly be suitable for conversion, subject to planning.

The beautiful gardens are predominately laid to lawn, complemented by a plethora of beds, shrubs and trees. A barbecue area is located towards the eastern boundary, together with a large paved flagstone terrace immediately outside the principal dwelling that provides an additional space for outdoor dining and entertaining.

SPARROW BARN

DESCRIPTION

This stunning barn conversion offers comfortable, open-plan living to the highest of standards. The front door enters into a modern kitchen diner, complemented by a separate utility room and W.C. The principal reception room has ample space for both living and dining, with a log burner and a plethora of original features from top to bottom. French doors open out to both front and rear aspects. Upstairs there are three bedrooms, two bathrooms and a large storage cupboard.

OUTSIDE

The Barn enjoys a front garden with raised beds and ample parking to the private driveway to the rear. There are three outbuildings for copious amounts of storage.

LOCATION

Fulbeck accommodates some of the most prominent private homes for miles around. The smaller character cottages are attractive and highly sought after. The village benefits from a beautifully maintained cricket green and playing fields. A children's play ground and recreational areas are located at the edge of a football pitch.



The Old Farmhouse



Approx. Gross Internal Floor Area 3137 sq. ft / 291.48 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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