



M A S O N S
EST. 1850

ROEBUCK HOUSE, MEADOW
LANE, BENNIWORTH, LN8 6JJ

ABOUT ROEBUCK HOUSE

This beautifully presented home provides well arranged and flowing living space to include 2 large double aspect reception rooms together with an impressive open-plan Living/Dining Kitchen. The house also benefits from a sizeable Utility/Boot Room and an adjacent Home Office (presently used as a Playroom) which has it's own access to the front driveway. These rooms are ideal for family life and home working but equally would lend themselves for conversion to Annex accommodation (STP).

The first floor features an elegant galleried landing, 5 double bedrooms and 3 bath/shower rooms (2 ensuite) to include a sizeable and Master Suite with a recently re fitted En Suite Bath and Shower Room and a pair of large walk-in wardrobes.

The house, which enjoys a private and peaceful position along a no-through lane, has no immediate neighbours to either side; being flanked on one elevation by a paddock and on the other by the village green.

The driveway is gated and has space for parking several cars together with a lawned area and smart flower beds to either side of the front door. The sheltered and private part-walled gardens to the rear are not overlooked and have been cleverly designed with hedging and border planting to create several 'garden rooms'. There are numerous areas for seating and entertaining to include a large part paved/part decked terrace off the kitchen which is flanked by raised flower beds and a further sun-drenched sunken patio has been recently constructed at the rear and which enjoys views over the lawns and flower beds.

“A sizeable and most attractive 5 bedroom home (2971 sqft) which boasts exceptional reception/living space together with a Home Office with a separate entrance to the front of the house, all set in a peaceful and private situation within this popular Wolds village.”









Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

A wide set of stone steps rise to the front door with windows to either side leading to;

Entrance Hall

An impressive hallway with stairs rising to the first floor, a large under stairs cupboard and doors to;

Drawing Room

A beautiful double aspect room which overlooks the front of the house and the pretty terrace and gardens to the rear. The room features a fireplace with stone surround and hearth together with a wall mounted TV point.

Dining Room

A spacious double aspect Dining Room which has windows to the front and side of the house. The room exudes character with the recent addition of panel effect walls together with a timber floor and an open fire with a stone surround and hearth.

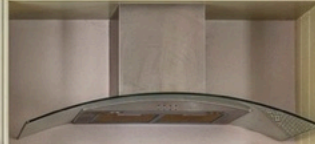
Open Plan Kitchen/Dining/Living Room

This extensive triple aspect room offers fabulous space for both seating and dining as well as featuring a stone fire surround with a log burning stove. Two sets of French Doors lead to the sheltered and spacious terrace and gardens beyond, creating a fantastic, flowing entertaining space.

The kitchen benefits from a smart range of shaker style base and wall units with granite surfaces. The room is fitted with a ceramic double butlers sink and integrated appliances to include a dishwasher, fridge/freezer, drinks fridge and an electric range cooker with a gas hob and a stainless steel extractor fan over.

The room also features a central island unit with an oak surface, space for seating and further cupboard and drawer provision.







A door leads from the kitchen to;

Side Hallway

This attractive hallway has been recently redecorated and panelled to half height. The room has external doors to the front of the house and the rear gardens as well as attractive stone flooring and a window to the rear of the house. Doors to;

WC

With a stone tiled floor, window to the rear, wash hand basin and WC.

Utility/Boot Room

A sizeable room with a window to the rear and a part glazed door to the side of the house. The room which has space and plumbing for a sink unit, washing machine and tumble drier alongside ample space for boot and coat storage also boasts an attractive and practical stone tiled floor. Door to;

Home Office/Playroom

Presently used as a playroom, this bright space would equally make a fantastic Home Office with a smart set of French Doors giving separate access to the front driveway and a door to an adjacent walk-in **store room**. The Office and Boot Room together have great potential to be converted into an Annex if required (STP).

First floor

Stairs rise from the Entrance Hall to the impressive first floor galleried landing which has windows to the front and side of the house together with an airing cupboard. An attractive archway and door leads to;







Master Bedroom Suite

A sizeable and impressive Bedroom which has a window overlooking the Terrace and a pair of large walk-in wardrobes. A door leads to the **En Suite Bathroom** which has a window to the side of the house and which had been recently tiled and fitted with a new suite to include a double sink unit with drawers below, a large walk-in shower and a bath, all with brass fittings.

Bedroom 2

A delightful double room with a window to the front and a door to the adjacent **En Suite Shower Room** which is a fully tiled room with a window to the side of the house fitted with a WC, wash hand basin (with concealed mirrored cupboard over) and a walk-in shower.





Bedroom 3

A bright and good-sized double Bedroom with a pair of windows to the front of the house and a built in wardrobe.

Bedroom 4

A good-sized double Bedroom with a pair of windows to the rear of the house and a built in wardrobe.



Bedroom 5

Presently used as an office this double room has a window to the front of the house.

Family Bathroom

A smart, fully tiled Bathroom fitted with a bath with central taps and shower attachment, a corner shower unit and a pair of sinks with mirrors over and a concealed mirrored cupboard behind.



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Outside

The house is approached off the quiet lane through a 5 bar timber gate onto the gravelled driveway with space for parking and turning. The driveway is sheltered with mature hedging and has a lawned area and a pair of flower beds to either side of the front door.

The gardens to the rear are not overlooked and exude character with mature tree planting to include a red cherry tree, pear and apple trees and roses scrambling up the attractive brick wall to the rear. The gardens have been thoughtfully divided into several 'rooms' using mature Yew hedging, giving interest as well as further shelter. There are numerous flower beds with abundant perennial planting together with two most attractive entertaining/dining areas. The sizeable terrace which is located adjacent to the kitchen has a decked seating area and a paved dining area all of which is flanked by smart raised herb and flower beds. The area is completely private and sheltered making a fantastic entertaining space. There is a further sunny sunken patio to the rear with raised beds and a built in bench giving views over the gardens.

Viewing

Strictly by prior appointment through the selling agent.

Location

Benniworth is a popular Wolds village with excellent connections to Louth (10 miles), Market Rasen (8.6 miles), Horncastle (9.3 Miles) and Lincoln (19 miles). The village has a strong community and a village Church. The neighbouring village of Donington on Bain (3 miles) boasts

a village Primary School, The Black Horse Pub and two shops and nearby Hainton (2 Miles) also benefits from a popular pub The Heneage Arms.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale. It is understood that the property has mains water and electricity, oil fired central heating system and private drainage although no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



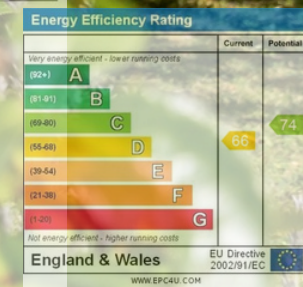


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Approximate Floor Area = 276 sq m / 2971 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77897



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