

Village & Country



Harbourne House, Thackers Lane, Tathwell

A truly impressive individually designed four bedroom residence occupying a plot of approximately 3.6 acres (sts) which includes a paddock extending to approximately 2.34 acres (sts). Harbourne House is extremely spacious and is attractively presented throughout. Of particular note is the living area, kitchen and pleasant views of the garden and surroundings from the bedrooms. Outside, the paddock and extensive range of outbuildings including large barn and stable block provide the opportunity for potential purchasers with equine interests.

The internal accommodation comprises: entrance hall, living area, kitchen breakfast room, shower room, utility and study to the ground floor with four bedrooms (en-suite to master) and family bathroom to the first floor. There is also an integral double garage.

The village of Tathwell lies approximately 3 miles south from the historic and picturesque market town of Louth with all of its many amenities and excellent local schools. The village itself is nestled within the Lincolnshire Wolds, an area of outstanding natural beauty and at its centre the Church of Saint Vedast.

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Directions

Leave Horncastle on the Louth Road and continue onto the A153 for approximately 9 miles. Turn left onto New Lane (signposted to Tathwell) and turn right onto Thackers Lane. Carry on along this road to the left (do not take right fork) and when the road bears to the right Harbourne House is on the corner in front of you. There is a Robert Bell for sale board outside.

Accommodation

Entered at the front via obscure upvc double glazed double doors with matching side panels leading into the:

Entrance Hall

Having radiator, ornate ceiling coving and multiple power points. Double wooden doors leads to the living area, wood panelled doors lead to the kitchen and shower room and stairs lead upstairs and down.



Living area



Living Area 30' 10 x 13' 01 (9.42m x 4.00m) extending by 15' 02 x 14' 01 (4.64m x 4.31m) Having upvc double glazed window to front aspect and multi fuel burn inset to marble

surround and hearth with wooden mantel. Radiators, ornate ceiling coving, two tv points, multiple power points, dado rail, upvc double glazed sliding patio doors with matching side panels to rear aspect and wooden double doors leading to the:



Kitchen

Kitchen Breakfast Room 15' 02 x 13' 09 (4.63m x 4.21m) Main dimensions.

Having a fine selection of cupboards to both base and wall levels including a larder cupboard, breakfast island and one and a half stainless steel sink plus drainer inset to granite worktop with appropriate splashback wall tiling. Integral dishwasher, fridge, microwave and Rangemaster cooker with fitted extractor hood over and space and connection for American style fridge freezer. Also having radiator, ceiling coving, tv point, phone point, multiple power points, inset spotlighting, tiled flooring and upvc double glazed window to rear aspect.



Shower room

Shower Room 10' 02 x 7' 10 (3.11m x 2.41m) Having shower cubicle, low level wc and wash hand basin inset to vanity units on one wall. Radiator, appropriate wall tiling, electric shaver

point, extractor fan, tiled flooring and obscure upvc double glazed window to rear aspect.

Stairs lead downstairs to the:

Hallway

Having radiator, laminate wood flooring and wood panelled doors leading off to the office, garage and:

Utility 13' 05 x 13' 03 (4.11m x 4.05m)

Having cupboards to both base and wall levels with double sink plus drainer and appropriate splashback wall tiling. Oil fired central heating boiler, phone point, multiple power points, space and connection for washing machine, tiled floor and upvc double glazed sliding patio doors to rear aspect.

Study 16' 07 x 13' 05 (5.06m x 4.11m)

Having upvc double glazed window to side aspect, multi-fuel burner inset to fireplace, radiator, ceiling coving, phone point, multiple power points, laminate wood flooring and upvc double glazed patio doors with matching side panels to rear aspect.

Stairs lead up from the entrance hall to the:

First Floor Landing

Having ornate ceiling coving, multiple power points and airing cupboard housing the hot water cylinder and appropriate linen shelving. Wood panelled doors lead off to:



Bedroom three

Bedroom Three 13' 04 x 12' 01 (4.07m x 3.70m) Including wardrobes.

Having upvc double glazed window to rear aspect, fitted wardrobes to one wall, two

radiators, phone point, multiple power points and wash hand basin inset to vanity unit.

Bedroom Four 13' 03 x 9' 06 (4.05m x 2.90m) Main dimensions.

Having upvc double glazed window to rear aspect, fitted wardrobes to one wall, two radiators, multiple power points and access to loft space.

Family Bathroom 10' 02 x 8' 11 (3.12m x 2.73m)

Having corner bath, low level wc, pedestal wash hand basin and bidet, two radiators and obscure upvc double glazed window to side aspect.



Master bedroom

Master Bedroom 14' 10 x 14' 06 (4.54m x 4.43m)

Having upvc double glazed window to front aspect, fitted wardrobes to one wall, three radiators, tv point, phone point, multiple power points and double wooden doors leading to the:

En-Suite

Having large shower cubicle, low level wc, wash hand basin inset to vanity unit, heated towel rail, extractor fan and obscure upvc double glazed window to side aspect.

Bedroom Two 16' 04 x 12' 01 (5.00m x 3.71m)

Having upvc double glazed window to front aspect, two radiators and multiple power points.

Outside

The property is approached over a sweeping slabbed driveway providing ample off road parking and leads to the residence.

Garage 27' 07 x 19' 05 (8.42m x 5.92m)

Having two up and over doors, light and power connected and upvc double glazed window to side aspect.

A further track gives access to the paddock and outbuildings. The front garden is predominantly laid to lawn with hedging and fencing to the boundaries. Steps lead up from the drive to the front door. Access leads round both sides to the rear garden which is predominantly laid to lawn with a selection of mature trees throughout and an attractive pond with water pump. To the west of the rear garden is a further paddock of approximately 1.33 acres (sts) which is available by separate negotiation. To the east of the rear garden there is a well stocked vegetable garden and hardstanding for a greenhouse. Continuing east there are a large selection of outbuildings.



Gardens



Barn 58' 09 x 53' (17.91 x 16.16m) reducing to 49' 11 (15.21m)

Rear Barn 39' 09 x 24' 08 (12.14m x 7.54m)

Stable Block

Store 11' 05 x 11' 01 (3.50m x 3.39m) extending by 7' 01 x 6' 05 (2.16m x 1.97m)

Having light and power connected and part sloping ceilings.

Stable One 11' 04 x 10' 02 (3.48m x 3.10m)

Having light, power and water connected and stable door to front.

Stable Two 10' 04 x 8' 11 (3.15m x 2.73m)

Having stable door to front and door to barn, light and power connected and water tap.

Stable Three 13' 03 x 10' 02 (4.05m x 3.12m)

Having stable door to front, light and power connected.

Stable Four and Five 24' 08 x 11' 10 (7.48m x 3.63m)

Having doors to front. The stables are partially built with base but no rear or side walls.

To the east, south and north of the outbuildings is the paddock extending to approximately 2.34 acres (sts) with a selection of mature trees to the boundaries.



Barn and stables





Paddock

Utilities: Mains water, electricity and oil fired central heating. Drainage is to a private system which is situated in the grounds of the property and is owned and maintained by Anglian Water. This private system is also used by the four bungalows to the West of the property. The multi-fuel burner in the study provides hot water and runs the upstairs radiators. Council tax E.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it.

Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

Services: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

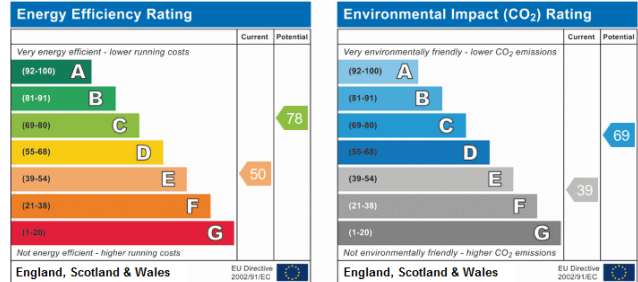
Viewing: By appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

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**These details were prepared on
 4 September 2014**

ENERGY PERFORMANCE

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

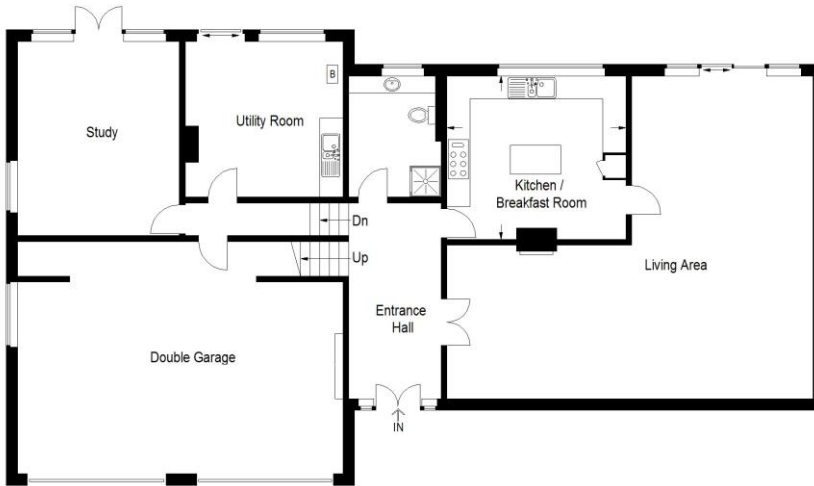
ORDNANCE SURVEY PLAN



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FLOORPLAN



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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