



MILL HOUSE, FLEET, LINCOLNSHIRE PE12 8LW



DESCRIPTION

A beautifully presented, Grade II Listed, four bedroom detached house set up for equestrian use. Situated with gardens, grounds and paddocks extending to approximately 2.35 acres (subject to measured survey). This delightful Georgian Farmhouse has a symmetrical red brick front elevation under a slate roof which dates from approximately early 19th Century and has many character and period features that you associate with the era, mixed seamlessly with the comforts required for modern living. Of special note are the period fireplaces, wooden flooring, stripped internal doors, ornate fanlight above the entrance door and wooden panelling to name a few. The spacious accommodation comprises of an entrance hall, kitchen/breakfast room, sitting room, dining room, side entrance, further reception room, utility and cloakroom on the ground floor together with a landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom on the first floor.

The property is approached from the road through double electric gates to a large shingle driveway leading to the open cart-shed garaging. The property is set back from the road with lawned gardens to the front with central pathway, wrought iron gates and hedged front boundary with flower and shrub borders. There is a further garden to the side and patio seating area to the rear.

The equestrian facilities are to the rear and side of the property. There is a concrete courtyard with a wooden L-shaped stable block comprising four loose boxes with power, automatic lighting and water. The paddocks are to the side which are enclosed by post and rail fencing.





ENTRANCE HALL Solid panel door to the front, ornate fan light, telephone point, stairs to the first floor, under stairs cupboard, door to cellar, radiator, solid oak flooring.

SITTING ROOM Wooden sash window to front, wooden window to side, fireplace with ornate stone surround and mantle, tiled hearth housing a wood burning stove, wooden panelling, TV point, solid oak flooring, radiator.

DINING ROOM Wooden sash window to front, fireplace with wooden surround, mantle and marble face, arched alcoves to either side, TV point, feature cornicing, solid oak flooring.

KITCHEN/BREAKFAST ROOM Wooden sash window to side, range of base and wall units with space for a range style cooker and extractor fan over, butler sink with mixer tap, brick fireplace with tiled hearth and wooden bresummer beam housing a wood burning stove, quarry tiled flooring, radiator.

SIDE ENTRANCE Wooden window to side, door to rear, storage, quarry tiled flooring.

RECEPTION ROOM Wooden door with glass panels to side garden, tv point, exposed beams, travertine tiled flooring, radiator.

UTILITY Windows to front and rear, range of base and wall units with granite effect worktops over, 1 ½ bowl stainless steel sink and drainer with mixer tap and spray attachment, plumbing for washing machine, space for dryer, space for fridge, tiled splashbacks, travertine tiled flooring, radiator.

CLOAKROOM Window to rear, pedestal wash hand basin, low level wc, tiled flooring, radiator.

LANDING Wooden sash window to front with window seat, galleried landing, radiator.



BEDROOM Wooden sash window to front, feature cast iron fireplace with tiled hearth, radiator.



EN-SUITE WET ROOM Shower head and controls with an off-set drain, fitted suite comprising vanity unit housing wash hand basin, low level wc, heated towel rail, travertine tiled floors and walls.

BEDROOM Wooden sash window to front, wooden flooring, radiator.



BEDROOM Wooden window to side, part sloping ceiling, radiator.



BEDROOM Wooden window to side, part sloping ceiling, airing cupboard housing hot water tank, radiator,

BATHROOM Wooden window to side, roll top bath with claw feet, mixer tap and shower attachment, high level wc, pedestal hand wash basin, wooden flooring, tiled flooring, wall mounted heated towel rail.



OUTSIDE The property is set back from the road and approached via a driveway providing ample off road parking leading to the cart shed garaging. There is a mature hedge to the front boundary with central path leading to the front door. There are lawned front and side gardens with flower and shrub borders. To the rear of the property is a patio seating area.

The paddocks are mainly to the side of the property and extend to approximately 2.35 acres (subject to measured survey). The land is relatively flat with post and rail fencing.



OUTBUILDINGS

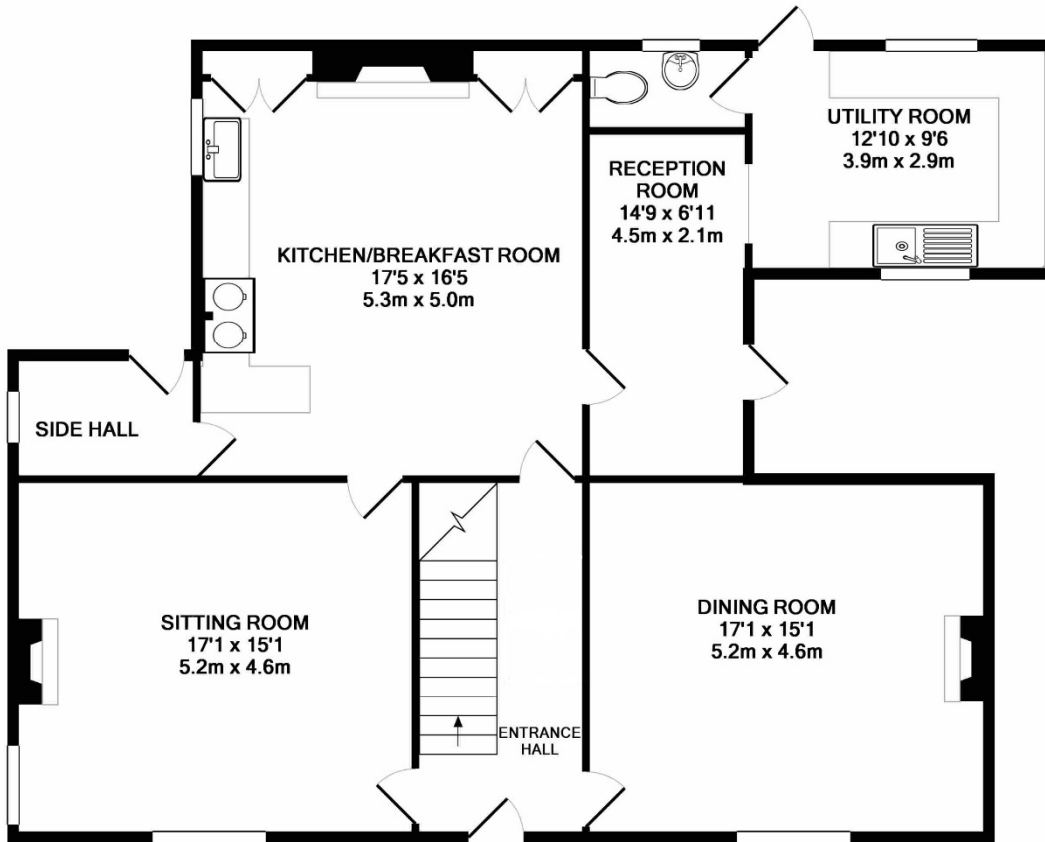
- Garage 4.9m x 3m
- Workshop 3.65m x 1.8m
- Store Room
- Stable Block

GENERAL REMARKS and STIPULATIONS

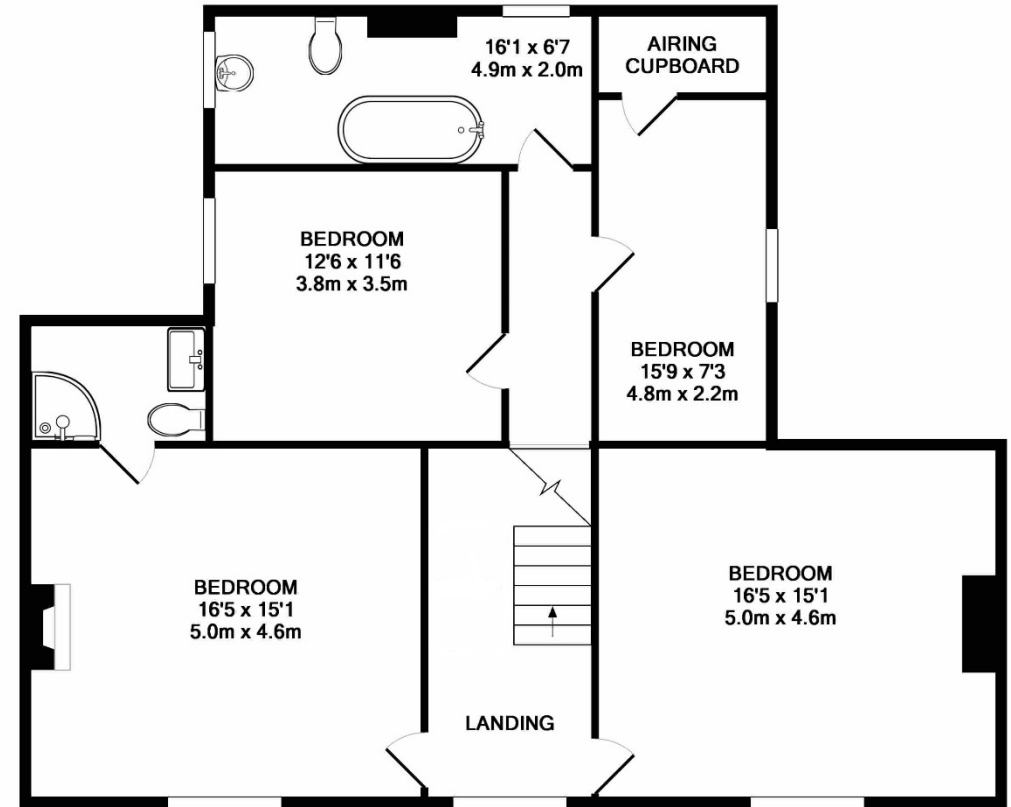
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- Services
- Mains Drainage, Water and Electricity.
- Oil Fired Central Heating
- Council Tax Band C





GROUND FLOOR
APPROX. FLOOR
AREA 1221 SQ.FT.
(113.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1095 SQ.FT.
(101.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2316 SQ.FT. (215.1 SQ.M.)
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