

Village & Country



Stainsby Lodge, Ashby Puerorum

A beautifully presented six bedroom family home situated in a designated 'Area of Outstanding Natural Beauty' with no near neighbours, exceptional views across rolling open countryside and grounds of approximately 3 acres (sts). It is rare that a property of this quality comes to the market in such an outstanding rural location.

The property boasts a high quality of fitment throughout, which includes an impressive oak staircase, matching oak doors and flooring. The flexible internal accommodation comprises: three reception rooms, six bedrooms (with en-suite to the master), two bathrooms, breakfast kitchen, utility and separate cloakroom. The accommodation can be easily split to allow one end to be utilised as a two bedroom guest wing/annexe with its own private bathroom and living room.

Outside the property boasts an oak framed double garage, attractive wooden veranda with stunning views and a wonderful children's tree house with zip line, making this the perfect family home. The grounds include a sizeable area of woodland and a grass paddock area suitable for a horse or pony.

Old Bank Chambers, Horncastle, Lincs LN9 5HY
Tel: 01507 522222 Fax: 01507 524444
E-mail: horncastle@robert-bell.org
Website: www.robert-bell.org

Directions

Leave Horncastle on the A158 towards Skegness and continue on this road for approx. 1½ miles then take the left turn onto Tetford Road. Continue on this road for approx. 2 miles taking the right turn to Ashby Puerorum & Stainsby. Follow this road and take the third right turn signposted Stainsby. This is a no through lane and the property can be found a short distance along on the left hand side.

Accommodation

The accommodation has been thoughtfully designed to allow the western bedrooms and living accommodation to be separated creating a two bedroom guest suite/annexe with its own bathroom, living room and entrance hall. Please refer to the floor plan for details.

The main entrance leads into:



Reception Hall

Having a central oak staircase leading up to the galleried first floor landing and attractive oak flooring.

Sitting Room 19' 08 x 13' 11 (5.99m x 4.24m)

Overlooking both the front and side garden aspects and having a feature Victorian cast iron fireplace with decorative tiled cheeks and a full ceiling height carved wooden surround with mirror. Also having bi-folding oak doors through

to the dining area which when fully open create a large living combined living area.



Sitting room

Dining Room 13' 10 x 11' 11 (4.22m x 3.63m)

Overlooking the rear garden aspect with far reaching open countryside views together with double doors leading out onto the side garden patio.



Dining room

Breakfast Kitchen 22' 06 x 11' 11 (6.86m x 3.63m)

Having space for a good size dining table and with fitted cupboards to both base and wall levels. Having a built-in electric oven and hob with extractor over, space and connection for both fridge freezer and dishwasher, stainless steel sink plus drainer inset to fitted worktops, ceramic tiled floor, inset ceiling lights, window overlooking the rear garden aspect with far reaching open countryside views and double doors leading out onto the veranda.



Kitchen

Utility

Having a fitted worktop with stainless steel sink plus drainer inset, fitted cupboard and space and connection for both a washing machine and tumble dryer. The oil fired central heating boiler is discreetly located beneath the worktop. Rear entrance door leads out onto the veranda.

Cloakroom

Having low level wc and pedestal wash hand basin.

Guest suite entrance hall

Study 12' 04 x 5' 10 (3.76m x 1.78m)

With internal access back to main reception hall.

Family Room 19' 01 x 12' 07 (6.82m x 3.83m)

Overlooking the front and side garden aspects with an oak staircase leading up to the first floor guest bedrooms. Plumbing is readily available to add a small kitchenette if desired.

First Floor Galleried Landing

Having a window overlooking the front garden driveway aspect with open views and providing plenty of natural light.

Master Bedroom 13' 10 x 9' 10 (4.22m x 3.00m) extending by 9' 09 x 9' 07 (2.97m x 2.92m) Being L-shaped.

This generously sized bedroom overlooks the front and side garden aspects with:

En-Suite Shower Room

Having a luxury massage shower, low level wc and pedestal wash hand basin. Also with tiled floor and walls, heated towel rail and extractor.



Master bedroom

Bedroom Two 13' 10 x 11' 11 (4.22m x 3.63m)

Having far reaching open countryside views across the Lincolnshire Wolds.



Bedroom two

Bedroom Three/Guest Bedroom 12' 07 x 12' 02 (3.83m x 3.71m)

Having far reaching open countryside views across the Lincolnshire Wolds.

Bedroom Four/Guest Bedroom 12' 06 x 8' 10 (3.82m x 2.69m)

Overlooking the front garden aspect.

Bedroom Five 11' 11 x 8' (3.63m x 2.44m)

Having far reaching open countryside views across the Lincolnshire Wolds.

Bedroom Six 8' 11 x 7' 07 (2.72m x 2.31m)

Overlooking the front garden aspect.



Bathroom

Family Bathroom 9' 03 x 7' 09 (2.82m x 2.36m)

Having a matching white 4 piece suite comprising tiled bath with extendable shower attachment, corner shower, low level wc and wall mounted wash hand basin. Also having heated towel rail tiled floor and walls, built-in glass shelving, electric mirror and extractor fan.

Guest Bathroom 8' 03 x 6' 05 (2.51m x 1.95m)

Having a matching white 3 piece suite comprising panelled bath with electric shower over, low level wc and pedestal wash hand basin. Also having heated towel rail, tiled floor and walls and extractor fan.

Outside

The gardens are a real feature of the property having a large formal circular turning area and attractive oak framed garage to the front. Whilst the main gardens are situated to the rear, boasting spectacular views across rolling open countryside from the bespoke wooden veranda and an impressive children's tree house with zip line. The grounds extend around the small woodland to the north of the property, providing the opportunity of a small paddock with its own secondary gated access.

Utilities: Mains water and electricity with drainage to a private system. Oil fired central heating. Council tax band C.

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.

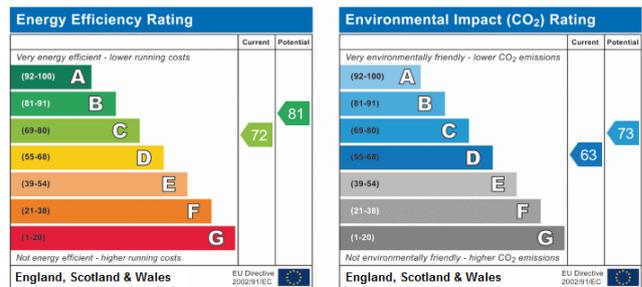
Viewing: By appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

Email: horncastle@robert-bell.org
 Website: <http://www.robert-bell.org>

**These details were prepared on
 1 December 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.



Gardens



FLOORPLAN



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.
Produced for Robert Bell & Co

= Annex

DISCLAIMER

Messrs Robert Bell and Company for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Chartered Surveyors, Auctioneers, Land & Estate Agents

B063 Ravensworth Digital 0191 2303553