



High Street  
Sturton By Stow

MOUNT & MINSTER







# High Street

Sturton By Stow

A large, spacious and attractive Farm House located in a sought after village with lovely proportions and extensive outside areas.

- Farm House
- Electric Gated Entrance
- Five Double Bedrooms
- Five Reception Rooms
- Ensuite to the Master
- Heated Swimming Pool
  - Garage & Garden
- Popular Village Location



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## DESCRIPTION

A superb farmhouse located in the heart of this popular village with extensive living accommodation, gardens and swimming pool.

Accommodation briefly includes Entrance Hall, Library, Living Room, Dining Room, Two Kitchens, Study, Gym, 5 double Bedrooms and 3 Bath/Shower-Rooms including 1 ensuite. The layout is versatile and offers scope for an annexe on the ground floor if convenient for the new owners.

## LOCATION

Sturton by Stow is an attractive village a mere 8 miles north-west of The Cathedral City of Lincoln. The village is also conveniently located for easy access to Gainsborough (9 miles). The village benefits from a Primary School, a Public House (The Plough Inn), a Village Shop, a Tea Room and the Village Hall.

## ACCOMMODATION

### Entrance Hall

13' x 11'11" (3.96m x 3.63m)

Entrance Hall with side aspect door and rear aspect double glazed window.

### Library

15'6" x 13'7" (4.72m x 4.14m)

A spacious reception room, currently designated as the library. There is a front aspect double glazed window which provides views over the front garden, an open fireplace set into chimney and stained wooden floorboards.

### Living Room

19'5" x 13'6" (5.92m x 4.11m)

A spacious and well presented living room, with cast iron fireplace set into wooden mantelpiece with granite hearth. There is a central heating radiator, with front aspect door to the front garden, and front and side aspect double glazed windows.

### Dining Room

24'4" x 17'7" (7.44m x 5.37m)

The spacious dining room has been added by the current owners and provides a link to the rooms to the rear of the property which can serve as an annex. The dining room has a skylight, it has a built-in multi-fuel burner, wood stained flooring, TV point, dimmer switches, wall mounted thermostat and doors opening to the side driveway.

### Main Kitchen

18' x 15'2" (5.49m x 4.62m)

A beautifully presented farmhouse style kitchen, fitted with a range of country style wall and base units with complementary work surfaces and matching centre island. There is a four ring induction hob set into the island, with oil fired Aga and integrated cooker and grill. There is a side aspect double glazed bay window, a bowl and a half sink and drainer and access to the inner hallway.

### Cloakroom

A useful cloakroom area, providing storage space for coats and shoes, with external access to the side of the property. There is a WC, with pedestal wash hand basin and side aspect double glazed window.

### Shower Room

A well presented downstairs shower room, fitted with a three piece suite comprising corner shower cubicle, pedestal wash hand basin and WC.

### Ancillary Kitchen

12'8" x 8'9" (3.86m x 2.67m)

A second kitchen, alternatively suitable for use as a utility room. Fitted with a range of wall and base units, with complementary worksurfaces above housing the sink and drainer. There is a side aspect double glazed window and central heating radiator.







### **Study**

**16'5" x 12'4" (5.00m x 3.76m)**

A spacious office, with built in shelves and drawers providing storage space, a central heating radiator and side aspect double glazed French doors to the garden.

### **Boiler Room**

**12'11" x 10'1" (3.94m x 3.07m)**

A boiler room/ utility room, providing useful storage space, and containing the combi-boiler and pump equipment which services the swimming pool. There is a rear aspect double glazed window and a side aspect door which leads to the pool area.

### **Gym**

**19'9" x 12' max (6.02m x 3.66m max)**

An additional reception room, currently used as a gym. With central heating radiator and rear aspect double glazed window.

### **First Floor Landing**

Accessed via stairs from the rear hallway, the first floor landing provides access to the master bedroom, the second and third bedrooms and the family bathroom. There are front and rear aspect double glazed windows, and stairs which rise to the second floor landing.

### **Master Bedroom**

**13'10" x 13'6" (4.22m x 4.11m)**

A spacious, double master bedroom with front aspect double glazed window, central heating radiator, dressing room and en-suite shower room.

### **Ensuite**

A good sized en-suite shower room. Featuring a three piece suite comprising shower cubicle, WC and pedestal wash hand basin. There is tiling to the walls, a side aspect double glazed window and heated towel rail.

### **Bedroom Two**

**13'5" x 9'9" (4.09m x 2.97m)**

A second double bedroom, currently used as a dressing room, fitted with a range of wardrobes and cupboards providing hanging and storage space. There is a central heating radiator and front aspect double glazed window.

### **Bedroom Three**

**13'1" x 11'11" (3.99m x 3.63m)**

A third double bedroom with rear aspect double glazed window, central heating radiator and pedestal wash hand basin.

### **Family Bathroom**

A nicely presented and spacious family bathroom, fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and WC. There is tiling to the walls, a heated towel rail and a rear aspect double glazed window.

### **Second Floor Landing**

Carpet, velux, radiator, beams, recessed spotlights and smoke alarm.

### **Bedroom Four**

**12'7" x 11'1" (3.84m x 3.38m)**

A fourth double room, with side aspect double glazed window, exposed brickwork and beamed ceiling.

### **Bedroom Five**

**11'10" x 11' (3.61m x 3.35m)**

A fifth double room, with side aspect double glazed window, exposed brickwork and beamed ceiling.

### **W.C.**

Featuring a two piece suite comprising WC and pedestal wash hand basin.







#### **OUTSIDE**

The property is accessed via an electric gate with intercom system. At the rear of the property there is access to a large garage and a storage shed with plenty of space for parking for numerous vehicles. There are a range of outside lights with feature barn style doors set into the red brick walls to the boundaries.

A paved pathway leads via a wrought iron gate to the front garden, made up of an expansive lawn area bordered by established plants, shrubs and trees, making the front garden private. To the side of the property is a gravelled and paved area with raised flower beds, which leads to a raised paved courtyard area. Accessed via a curved archway, the raised courtyard is again enclosed and private.

A swimming pool is situated within a private walled courtyard. Planning permission has been granted for the construction of an enclosure in order to convert to an internal pool.

#### **SERVICES**

The property is centrally heated throughout with mains gas, mains drainage, mains electricity and mains water. The agents have not tested the services and prospective purchasers are encouraged to satisfy themselves that all services and appliances included in the sale are in working order.

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession on completion.

#### **PARTICULARS**

Drafted and photographs taken following clients' instructions of October 2020.

#### **VIEWINGS**

By prior arrangement with the Sole Agents: 01522 716204

#### **ADDITIONAL INFORMATION**

For further details, please contact Daniel Baines:

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</b>	<b>46</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>23</b>	<b>36</b>
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





