



Wellington Farm, 91 Station Street, Rippingale, Lincolnshire, PE10 OSX

£695,000 Freehold

We are delighted to offer for sale this charming period home set within fantastic ground of approximately one and a half acres with various outbuildings and carport. The property offers a wealth of character and charm with flexible accommodation benefiting from, lounge and separate dining room, kitchen/breakfast room with walk in pantry, family room and quality Harwood garden room with glass roof. Upstairs there are two double bedrooms facing the front, a third bedroom with en-suite shower room and a further bedroom with family bathroom. Outside there is a generous driveway leading to a brick built barn adjoining a potential home office/workshop (18'2" x 17'6") plus a further double carport. The majority of the gardens are to the rear being mainly lawned with established shrubs and trees making this home a must view. We have been informed by the vendors that a pre-application has been made for planning permission to build two detached dwellings, they have had a positive response from the council on this. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, tiled flooring, archway giving access to an ironing/storage area and door leading to.

Lounge - 13'8" x 11'7" (4.17m x 3.53m) With attractive feature fireplace with woodburning stove, double glazed window overlooking the front, coved ceiling, power points and open to.

Sung - 15' x 7'3" (4.57m x 2.2m) With radiator, power points and window overlooking the rear.

Dining Room - 14' x 13'2" (4.27m x 4.01m) With double glazed window to the front and side, beamed ceiling, radiator, power points and door leading to.

Kitchen/Breakfast Room - 16'1" x 12'11" (4.9m x 3.94m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven, ceramic hob with extractor above, integrated fridge freezer, integrated dishwasher, tiled flooring, double glazed window to the side, beamed ceiling, radiator and door leading to.

Pantry - 7'5" x 6'4" (2.26m x 1.93m) With tiled flooring and window to the side.



Rear Hall - With tiled flooring, windows and door to the front and door leading to.

Utility Room/Cloakroom - With space and plumbing for washing machine and tumble dryer, low level wc, wash hand basin and window to the side.

Family Room - 16'4" x 17'2" (4.98m x 5.23m) With sliding doors leading to the rear garden, radiator, power points and french doors to.

Garden Room - 17'2" x 10'4" (5.23m x 3.15m) With hardwood windows and doors onto the rear and side, glass roof, tiled flooring with underfloor heating.

First Floor Split Level Landing - With double glazed window to the front and door leading to.

Bedroom One - 13'3" x 13'2" (4.04m x 4.01m) With double glazed window to the front and side, fitted storage cupboard, access to the loft, radiator and power points.

Bedroom Two - 12'9" x 11'7" (3.89m x 3.53m) With double glazed window to the front, built in wardrobes with sliding doors, two built in storage cupboards, radiator and power points.

Bedroom Three - 12' x 11'9" (3.66m x 3.58m) With upvc double glazed window to the rear and side, radiator, power points and door leading to.

En-Suite Shower Room - With modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, radiator, part tiled walls and Velux window.

Bedroom Four - 12'9" x 8'5" (3.89m x 2.57m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - Panelled bath with shower attachment, low level wc, wash hand basin, heated towel rail, part tiled walls, built in airing cupboard and frosted window.

Outside - To the front there is a block paved and paved driveway providing lots of off road parking leading to the carport and outbuildings.

The rear garden is a wonderful established plot with extensive lawned gardens with a wide variety of plants shrubs and trees, there is also a large vegetable garden and greenhouse to the rear of the garden.

Barn - 18'2" x 14'2" (5.54m x 4.32m)

Store - 18'2" x 8'7" (5.54m x 2.62m)

Home Office/Workshop - 18'2" x 17'6" (5.54m x 5.33m)

Car Port - 18'2" x 18'3" (5.54m x 5.56m)