

LILYPOND HOUSE

UPWOOD ROAD • GREAT RAVELEY • PE28 2QU





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- Stunning Farmhouse Style Energy Efficient New Home
- Versatile Four/Five Bedroom, Three Bathroom Accommodation
- High Specification And Bespoke Finishes Throughout
- Villeroy & Boch Sanitary Ware, Hansgrohe Brassware
- Air Source Heat Pump Providing Heating and Cooling
- Completed In February 2023
- In Excess Of 2,800 sq ft Of Accommodation
- 1.6 Acre Paddock For Equestrian / Other Uses (stpp)
- Wonderful Woodland And Countryside Views
- Impressive Overall Proportions
- 10 Year Build Warranty

This handsome new home in a countryside setting forming part of Grange Farm development is finished in striking red brick set under a slate and pantile roof with painted timber windows and doors. This beautifully proportioned home offers close to 3,000 sq ft of well-designed accommodation.

The impressive kitchen is finished with a bespoke range of Shaker style timber cabinets set under a quartz worktop with high end integrated appliances. All bathrooms are finished with Villeroy & Boch furniture and sanitary ware, and Hansgrohe brassware, with rainfall showers and heated towel rails. An air source heat pump provides a cost-efficient means of heating but also includes innovative cooling technology for those warm summer days and nights with underfloor heating to the ground floor and fan convectors throughout the first floor. Oak joinery and a bespoke oak staircase completes the impressive specification of this stunning new build home which comes with a 10 year warranty.

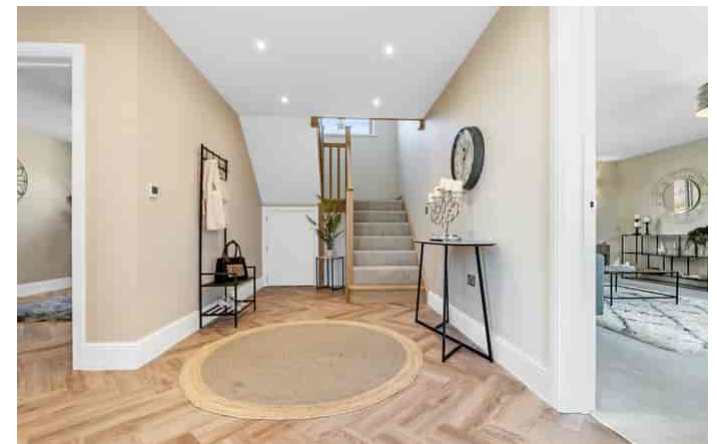
The technical specification includes smartphone controlled electric garage door and 4 camera CCTV. Fibre has been installed to the house enabling ultra-high speed broadband and the property has been wired so it is broadband and EV charge point ready.

The landscaping of the grounds complements the stylish interior of this superb new home. The paddock which adjoins the property is enclosed by post and rail fencing; extending to approximately 1.6 acres, there is sufficient space for a shelter or stabling (subject to planning permission) with vehicle access into the paddock from the private road alongside the property. There is a bridleway running alongside the paddock and plenty of other hacking routes nearby making this an ideal location for a family that have always wanted a horse or pony which can literally be watched over day and night from the house.

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GRANGE FARM DEVELOPMENT

One of three stylish homes in this bespoke luxury development, Lilypond House has been designed and built with sustainability and energy efficiency in mind. Some materials from the barns, which previously occupied the site, have been reclaimed and used in the construction. Grange Farm is the latest project by acclaimed housebuilder and developer Distinctive Developments, a family business based near Stamford, who have been building beautiful bespoke homes for over twenty years. The awards they have won for their developments are testament to their outstanding craftsmanship and attention to detail.

SPECIFICATIONS

Windows are by BEREKO with long manufacturers guarantees.

All sanitary ware is VILLEROY & BOCH with brassware by HANSGRÖHE.

The central heating is served by a DAIKIN air source heat pump with under floor heating on the ground floor and convector radiators on the first. This innovative system has the benefit of offering both cooling and heating facilities.

Security is covered with a smartphone controlled CCTV system.

Cat 5 wiring throughout and fibre to the premises has been installed to the house enabling ultra-high speed broadband.

The landscaped gardens include a lawn enclosed by Jackson timber fence (25 year guarantee) with sandstone terrace and path. The property is EV charge point ready.





FULL HEIGHT PANEL DOOR WITH DOUBLE GLAZED SIDE PANELS TO

RECEPTION HALL

21' 4" x 18' 1" (6.50m x 5.51m)

Oak stair case extending to first floor, under stairs storage cupboard, fuse box and master switch, recessed lighting, LVT flooring.

DRAWING ROOM

23' 3" x 15' 2" (7.09m x 4.62m)

A light triple aspect room with double glazed windows to front, side and rear elevations, wall light points, TV point, telephone point, central brick work chimney feature with timber bressumer and inset multi fuel burner with flagstone hearth.

STUDY/BEDROOM 5

12' 6" x 9' 6" (3.81m x 2.90m)

Double glazed window to front aspect, TV point, telephone point, LVT flooring.

KITCHEN/BREAKFAST ROOM

22' 4" x 14' 0" (6.81m x 4.27m)

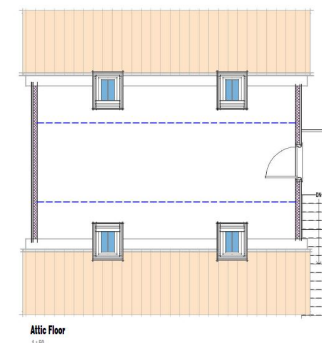
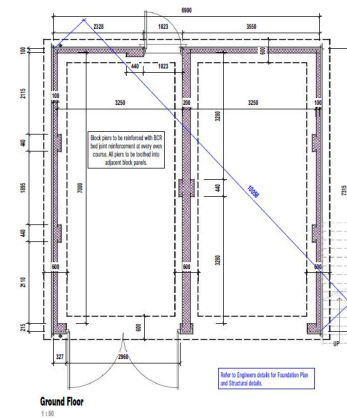
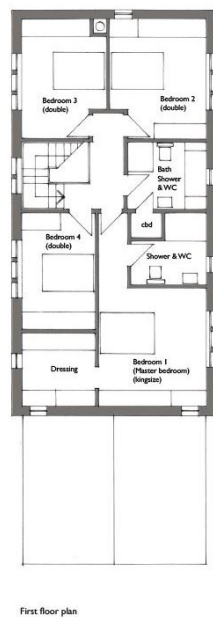
A light double aspect room with double glazed windows to front aspect and bi-fold doors accessing terrace to the rear, fitted in a contemporary range of grey toned contrasting base and wall mounted cabinets including sliding shelf drawer units and display units with quartz work surfaces and up-stands, under unit lighting, inset double bowl sink unit with boiling water tap, integrated Bosch appliances including combination microwave oven, conventional oven, warming drawer, larder fridge, integrated dishwasher and Caple wine cooler, open fronted dresser and island work station with four stool breakfast bar incorporating pan drawers and additional drawer units, integrated Bosch induction hob with down draught extractor, recessed lighting, LVT flooring, internal double doors access

FAMILY ROOM

16' 1" x 13' 1" (4.90m x 3.99m)

A light open plan space with vaulted ceiling extending to nearly 5m in height, with impressive Oak king post trusses, bi-fold doors accessing garden terrace to the rear and window to side aspect enjoying views over the paddock, LVT flooring.





UTILITY ROOM

15' 9" x 5' 11" (4.80m x 1.80m)

Double glazed window to front, glazed door and further window to side aspect, fitted with the same Shaker style base and wall cabinets and quartz work surfaces, inset sink with mixer tap, drawer units, integrated larder fridge, part vaulted ceiling with exposed 'A' frame timber work, wall light points, extractor, LVT flooring.

SHOWER ROOM

8' 10" x 5' 2" (2.69m x 1.57m)

Fitted in a three piece Villeroy & Boch contemporary white suite comprising wall mounted low level WC with concealed cistern, vanity wash hand basin with mixer tap, oversized shower enclosure with multi overhead independent shower unit fitted over, heated towel rail finished in anthracite, full porcelain tiling, recessed lighting, double glazed window to front aspect, ceramic tiled flooring.

FIRST FLOOR LANDING

Full height picture window to front aspect, access to insulated loft space, 3.8m ceiling height, airing cupboard housing pressurised hot water system, recessed lighting.

PRINCIPAL BEDROOM SUITE

20' 10" x 13' 3" (6.35m x 4.04m)

An impressive double aspect room with double glazed windows to rear aspect and double glazed window to side aspect enjoying views over the paddock, and open countryside beyond, TV point, telephone point, Daikin wall mounted heating/cooling convector heater, door through to

EN SUITE SHOWER ROOM

8' 11" x 8' 6" (2.72m x 2.59m)

Double glazed window to rear aspect, fitted in a range of Villeroy & Boch sanitary ware comprising oversized vanity wash hand basin, low level WC with concealed cistern, wet room shower enclosure with multi head independent shower over, porcelain tiling, heated towel rail finished in anthracite, cabinet storage, extractor unit, recessed lighting.

DRESSING ROOM

8' 10" x 8' 10" (2.69m x 2.69m)

A double aspect room with double glazed windows to front and side enjoying views over the paddock.

BEDROOM 2

14' 9" x 10' 10" (4.50m x 3.30m)

Double glazed window to front aspect, recessed lighting, Daikin convector and cooling radiator.

BEDROOM 3

14' 9" x 10' 10" (4.50m x 3.30m)

A double aspect room with double glazed windows to side and rear elevations, recessed lighting, Daikin convector and cooling radiator

BEDROOM 4

14' 9" x 8' 10" (4.50m x 2.69m)

Double glazed window to front aspect, Dakin wall mounted convector and cooling radiator.

FAMILY BATHROOM

7' 7" x 7' 3" (2.31m x 2.21m)

Fitted in a four piece Villeroy & Boch contemporary white suite comprising wall mounted low level WC with concealed cistern, oversized vanity unit with mixer tap, heated chrome towel rail, panel bath, wet room shower with multi head independent shower unit fitted over, extractor, recessed lighting, ceramic tiled flooring.

GAMES ROOM / STUDIO

21'9" x 6'1" (6.70m x 1.85m)

Located above the garage, light filled living space which lends itself to a games room or work studio with power and light.

OUTSIDE

Extensive landscaped gardens comprising lawned areas, sandstone terracing and path(s), duck pond, enclosed timber fencing, gravelled driveway with block paved parking area, detached oversized garage/car barn. The paddock is enclosed with post and rail fencing extending to 1.6 acres, it can be accessed on foot through the garden or by car from the private driveway serving the Grange Farm development. The adjacent bridleway offers immediate access to the countryside ride-outs.

TENURE

Freehold / Council Tax Band: TBC

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