



18 HIGH STREET, THURLBY
PE10 0EE

OFFERS OVER £600,000

FREEHOLD



Briggs Residential
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This stunning Grade II listed 17th Century thatched cottage has been lovingly maintained by the present Vendors to a high standard, with no expense spared and is set in landscaped southerly facing gardens. With four reception rooms and a 22' kitchen/dining room which leads through to a garden room enjoying views over the southerly facing gardens, this unique, five bedroom, period home has a wealth of character throughout with many exposed beams, stone walls and inglenook fireplaces. With lovely high vaulted ceilings to the bedrooms, viewing of this character home is highly advised and you will not be disappointed. With off-road parking for many vehicles, this property, which was recently re-thatched, has a lovely country feel and has two staircases offering versatile accommodation. With its two swans on the thatched roof, large patio area and landscaped gardens, this truly unique home must be seen to appreciate the superb accommodation available. Ask the Briggs Residential team to book your viewing today.

Oak entrance door opening to

HALLWAY

With access into the Lounge and to the Kitchen/Dining Room.

LOUNGE 29'11 x 14'5 (9.12m x 4.39m)

Featuring a large recessed open inglenook fireplace housing a cast-iron burner and heavy beam above, this relaxing room has many exposed ceiling beams, exposed stone wall and pillars, two windows to front elevation, door leading to staircase and door through to

SNUG 15'3 x 14'5 (4.65m x 4.39m)

With a deep recessed inglenook fireplace housing a cast-iron burner with exposed beam above, this cosy room has exposed stone wall, exposed ceiling beams, window to front elevation, French doors opening onto the rear garden and door leading through to

STUDY 16' x 14'5 (4.88m x 4.39m)

With a second oak staircase leading to the first floor, this room has exposed stone walls and beams, exposed stone pillars and windows to front and rear elevations.

KITCHEN/DINING ROOM 22'6 x 16'7 (6.86m x 5.05m)

Recently fitted with a bespoke quality range of wall and base units with oak work surface, dining area, store cupboards, this light and airy kitchen has two windows to side elevation, door to Utility Room and access through to

LANDING

Approached by a staircase from the Lounge, with dormer windows to rear elevation, various exposed beams and access to all principal bedrooms.

BEDROOM ONE 18'4 x 13'8 (5.59m x 4.17m)

With exposed flooring, this large master bedroom has a range of built-in wardrobes, dormer window to side elevation, window to rear elevation overlooking the grounds and countryside beyond and door to

EN-SUITE

A modern suite comprising walk-in double shower cubicle, two wash-hand basins, low flush WC and heated towel rail.

BEDROOM TWO 14'5 x 10'7 (4.39m x 3.23m)

With high vaulted ceiling and various exposed beams, this characterful room has window to front elevation and built-in wardrobes.

BEDROOM THREE 14'10 x 7'10 (4.52m x 2.39m)

With high vaulted ceiling with exposed beams, this characterful room has a dormer window to front elevation.

BEDROOM FOUR 14'11 x 7'10 (4.55m x 2.39m)

With high vaulted ceiling with exposed beams, this characterful room has a dormer window to front elevation.

GARDEN ROOM 14'2 x 12'3 (4.32m x 3.73m)

Enjoying views over the southerly facing landscaped gardens and with bi-folding doors opening onto the patio, this large relaxing room has a lantern light window and tiled flooring.

INNER HALLWAY

With door to side elevation and door to

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to side elevation.

UTILITY ROOM

With a range of wall and base units, sink unit, plumbing for washing machine and window to side elevation.

BEDROOM FIVE/DRESSING ROOM 16' x 14'5 (4.88m x 4.39m)

With built-in wardrobes, dormer window to rear elevation, window to side elevation and oak staircase leading down to Study.

BATHROOM

Comprising wash-hand basin with cupboard below, WC, panelled bath with shower above, wall tiling, heated towel rail and dormer window to front elevation.

OUTSIDE

With parking for at least five vehicles, this property has a large patio area ideal for entertaining and stunning southerly facing landscaped gardens. The gardens provide a high degree of privacy and are mainly laid to shaped lawn with well stocked borders, mature trees and are perfect for those relaxing Sunday afternoons.

COUNCIL TAX BAND: G (SKDC)



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