


Hides Farm, Crowland, Lincolnshire PE6 0HL
£900,000


STUNNING DETACHED CHARACTER FAMILY HOME Rosedale Property Agents are delighted to present this one off property, designed and built by the current owner to the highest specifications. Every inch of this property has been meticulously thought out. The grand entrance hall has a reclaimed mahogany parquet floor and sweeping staircase to the galleried landing. At the front there are two beautiful rooms both of which have tall Georgian windows to the front and side and fireplaces with wood burners. As you make your way through the entrance hall to the rear of the property, you are greeted with a lovely spacious and airy farmhouse kitchen/diner seamlessly opening out into the Orangery, with wonderful open views of the gardens and the paddock. There is also a utility with access to the courtyard and cloakroom. Upstairs, off the galleried landing, there are four double bedrooms each benefiting from open field views on all sides. The main bedroom has a dressing area as well as an ensuite and the main family bathroom features an oversize bath with 3/4 tiled walls in white. This outstanding property has been internally designed around country living and the joy of the outdoors. This property also has a one bedroom annex, with kitchen/living area, WC, main bedroom with ensuite, garden and parking. Outside this three acre plot there is a sweeping gravel drive leading to a triple oak framed garage with automatic shutter doors and a large pizza oven, paddock, stables, hay barn, heated dog kennel and run, outside WC and access to the annex. The gardens are to the front and to the rear and sides. EPC Energy Rating D - Council Tax Band F.

ENTRANCE HALL

Hardwood entrance door to a magnificent, reclaimed mahogany parquet flooring, dado rail, wall mounted light fittings, mahogany staircase to a galleried landing and double doors to both the snug and the drawing room.

SNUG

19' 0" x 16' 5" (5.79m x 5.00m) (approx.) Dual aspect room with three hardwood Georgian style double glazed sash windows to front and side with a traditional style exposed brick fireplace with a lovely wood burner.

DRAWING ROOM

19' 1" x 16' 5" (5.82m x 5.00m) (approx.) Dual aspect room with three hardwood Georgian style double glazed sash windows to front and side, large exposed brick fireplace with a modern wood burner.

KITCHEN/DINER

28' 2" x 15' 2" (8.59m x 4.62m) (approx.) Farmhouse style kitchen fitted with a range of base level units, granite worktop, white enamel sink with mixer tap and upstands, part tiled walls with a lovely scrabble message, Rangemaster cooker, integrated double fridge, integrated double freezer, integrated dishwasher, pantry, downlighting. Orangery with decorative ceiling lights, large glass lantern roof, travertine stone flooring, modern wood burner, French doors to garden, hardwood double glazed windows to the sides and three hardwood double glazed windows overlooking the gardens and paddock. Door to:

UTILITY

16' 0" x 12' 3" (4.88m x 3.73m) (approx.) Fitted with a range of base and eye level units, twin bowl butler sink, travertine stone flooring, woodern worktops, half height tiling, cupboard, plumbing and space for washing machine and tumble dryer, hardwood double glazed windows to side and rear and hardwood half glazed door to courtyard.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tongue and groove paneling, part tiled walls, travertine stone flooring, extractor fan and hardwood double glazed window to side.

LANDING

Galleried landing with hardwood Georgian style sash double glazed window to side, dado rail, downlighting and Victorian radiator.

MASTER BEDROOM

24' 8" x 16' 11" (7.52m x 5.16m) (approx.) Dual aspect L-Shape bedroom with two Victorian style radiators, double built in wardrobes, two hardwood Georgian style double glazed windows to side and two hardwood Georgian style double glazed sash windows to rear and door to the ensuite.

ENSUITE

Fitted with a three piece suite comprising WC, Porter vanity unit with inset hand wash basin, marble tops, draws and cupboards beneath, steam cabinet shower cubicle, downlighting, heated towel rail, marble tiled floor, 1/2 wall paneling and hardwood double glazed window to side.

BEDROOM TWO

19' 2" x 14' 4" (5.84m x 4.37m) (approx.) Three hardwood Georgian style double glazed sash windows to front and side, laminate flooring and two Victorian radiators.

BEDROOM THREE

19' 0" x 14' 6" (5.79m x 4.42m) (approx.) Hardwood Georgian style double glazed sash window to front, three to the side and two Victorian radiators.

BEDROOM FOUR

10' 11" x 10' 3" (3.33m x 3.12m) (approx.) Hardwood Georgian style double glazed sash window to front, Victorian radiator and loft access which is part boarded with lighting.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and oversized bath, part tiled walls, heated towel rail, wall mounted light fittings, marble tiled flooring and extractor fan, hardwood double glazed window to side.

SEPARATE ANNEX

OPEN PLAN KITCHEN/LIVING ROOM

16' 4" x 18' 4" (4.98m x 5.59m) (approx.) Hardwood door to front. Open plan kitchen/living space with base and eye level units in stylish gloss black with matching worksurface. Integrated oven and hob with extractor over. Plumbing for washing machine, space for fridge freezer and radiator. There is also a breakfast bar, down lighting, laminated flooring and stairs to first floor. Storage cupboard, hardwood double glazed window to the rear and double glazed hardwood French doors to the garden.

CLOAKROOM

Comprising of a two piece suite comprising WC and wash hand basin, part tiled splash backs, extractor fan, laminate flooring and hardwood double glazed window to the side.

MASTER BEDROOM

14' 3" x 15' 9" (4.34m x 4.80m) (approx.) Stairs leading to the bedroom with hardwood double glazed window to the rear, built in wardrobe and storage cupboard, loft access, radiator, laminated flooring and two Velux windows in the roof.

ENSUITE

Comprising of a three piece suite comprising WC, wash hand basin and tastefully tiled double shower with electric shower, heated towel rail, extractor fan, down lighting and a Velux window in the roof.

OUTSIDE

This property sits on just over 3 acres of land (approx.), with a mixture of lawned areas and extensive gravel parking to front and side. There is a well maintained fully enclosed paddock overlooking farmland, mature hedging and trees and outbuildings which include a hay barn, stables, shed, outside WC, heated dog kennel and run, 40' container, barn style triple garage with roller doors, roof storage and a pizza oven. There is also access to the one bedroom annex with its own garden which is mainly laid to lawn. The property is located within farmland and is at the end of a no through road.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

