



18 HIGH STREET, THURLBY  
PE10 0EE

£1,000,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

[briggsresidential.co.uk](http://briggsresidential.co.uk)





With superb southerly facing views over open rolling countryside, this is a truly unique opportunity to purchase a charming 17th Century five bedroom, detached, Grade II listed thatched cottage with a separate, fully renovated three bedroom detached two storey barn, featuring open-plan ground floor living. With a wealth of character throughout, with exposed stone walls, beams and inglenook fireplaces, this much loved character home is set in superb landscaped gardens and has four reception rooms within the cottage and a large 22’ kitchen/dining room. Maintained with no expense spared, with the barn having been refurbished in 2025 and featuring a 45’ kitchen/dining/living room, this unique home is perfect for one or two families, with the barn offering the potential of a further income. With its lovely period features, this charming detached quaint cottage, with its high quality improvements and fittings, must be seen to appreciate the superb accommodation available and the quality of this home.

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

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

THE BARN

This two storey fully renovated barn, completed in 2025, features a stunning 45’ open-plan Living Room and Kitchen, Boot Room, three bedrooms to the first floor, a double garage and its own private gardens to the rear.

KITCHEN/DINING/LIVING ROOM 45’ x 14’ (13.72m x 4.27m)

A stunning open-plan room featuring a kitchen area with a range of contemporary, quality wall and base units with built-in appliances, dining area, oak staircase leading to galleried landing, living area with feature wall-length window overlooking the gardens, French doors opening onto the rear patio, ceiling and wall lighting and access to

BOOT ROOM/UTILITY ROOM

With a range of wall and base units, sink unit, door to front elevation and window to rear elevation.

WET ROOM

With feature exposed brick wall, wash-hand basin with cupboard below, low flush WC, wall tiling, shower area and 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.

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.

GALLERIED LANDING

With skylight window and oak balustrades.

BEDROOM ONE 17’11 x 16’2 (5.47m x 4.93m)

With two skylight windows to rear elevation and door to

EN-SUITE

Comprising wash-hand basin with cupboard below, low flush WC, walk-in shower cubicle, LED mirror and half tiled walls.

BEDROOM TWO 13’6 x 11’10 (4.12m x 3.61m)

With stunning views from the Juliet balcony overlooking the rear garden and open countryside beyond and further skylight window to side elevation.

BEDROOM THREE 14’ x 10’5 (4.27m x 3.18m)

With exposed beams and skylight windows to front and side elevations.

FAMILY BATHROOM

Comprising roll top bath with shower above, wash-hand basin with cupboard below, low flush WC, exposed brick wall, LED mirror and skylight window to side elevation.

OUTSIDE

The property is approached via a large driveway providing parking for many vehicles, which leads to an oversized garage of 22’8 x 18’ (6.91m x 5.49m) with two up-and-over doors, power and lighting.

The rear gardens to the cottage, which are southerly facing and provide a high degree of privacy, are mainly laid to neatly kept, shaped lawn with well stocked borders and mature trees, whilst there is a large patio area ideal for entertaining. The private gardens to the Barn, which are to the rear of the barn and behind the grounds of the cottage, have an exceptionally large patio area, well kept lawned, well stocked flower borders, shrubs, mature trees, timber outbuildings, greenhouse and a **Master Spas Michael Phelps Swim Spa**. Combined, they offer superb grounds for this unique home.

COUNCIL TAX BAND: G (SKDC)

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.