



BARLEY MILL HOUSE, DOWSDALE BANK, SHEPEAU STOW, PE12 0TZ
£565,000 FREEHOLD

Barley Mill House is a striking barn style new build in a semi-rural hamlet with views over the surrounding Lincolnshire farmland, stretching over 2,500 sq. ft. finished in an attractive brick and feather edge oak cladding, with a stunning double height picture window, versatile and spacious

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A wonderful semi-rural location with views over surrounding farmland to the front and even a small herd of Goats next door, the wide frontage will be mainly enclosed by attractive black stake fencing opening onto the extensive gravel parking, a barn style façade greets you with feather edge oak cladding, a beautiful home, up to the composite entrance door, opening through to:

ENTRANCE HALL

14'1" x 8'3" a fantastic reception hall, with bespoke storage cupboards with a timber panel inlay and bench seating, underfloor heating and power points.

SHOWER ROOM

With frosted UPVC window to the side aspect, comprising a quality modern three-piece suite, low level WC, wash hand basin set in vanity unit and walk in shower with glass screen, tiled splashbacks and part panelled walls and underfloor heating.

HOME OFFICE

13'1" x 9'3" a versatile reception room or ground floor bedroom with UPVC window to the rear aspect, underfloor heating, power points and eaves storage.

INNER HALLWAY

A striking space, open plan through to the kitchen day room with double height picture window to the front aspect and stairs to the first-floor accommodation, recessed storage and underfloor heating.

KITCHEN DAY ROOM

21'3" x 17'8" (min) 28'11" (max) a generous and well appointed living space with wide bi-fold doors onto the rear gardens and UPVC windows to both the side and rear aspects, comprising a comprehensive range of base and eye level storage units incorporating quartz work surface with under mounted sink, integrated double oven and induction hob with stainless steel extractor fan over, integrated dishwasher, integrated fridge and freezer, central island unit with breakfast bar and further storage, ample space for dining and comfy sofas, power points and underfloor heating.

UTILITY ROOM

8'5" x 5'9" with UPVC window and composite door to the side aspect, comprising a range of quality base and eye level storage units, quartz work surface, power points and integrated washing machine, walk in airing cupboard with water tank and underfloor heating controls.

SITTING ROOM

21'3" x 14'8" a good-sized living room adjacent to the kitchen day room with bi-fold doors onto the rear gardens and dual UPVC windows to the front aspect, power points, TV point and underfloor heating.

LANDING

13'4" x 10'9" (min) 15'2" (max) large picture window to enjoy the views over farmland to the front, a lovely light galleryed landing, recessed bespoke storage cupboards, loft access with loft ladder, radiator and power points.

BEDROOM

11'4" x 7'10" with UPVC window to the front aspect with views over farmland, radiator and power points.

GUEST BEDROOM

14'7" x 8'10" with twin UPVC windows to the front aspect with views over farmland, radiator and power points.

EN SUITE

With frosted UPVC window to the side aspect, comprising a quality three-piece suite, low level WC, wash hand basin and walk in shower with rain shower over, part panelled walls, tiled splashbacks, wood effect flooring and vertical radiator

BEDROOM

14'7" x 8'4" with dual UPVC windows to the rear aspect, radiator and power points.

BATHROOM

10'8" x 7'5" a luxury four-piece bathroom suite, with frosted UPVC window to the rear aspect, low level WC, sink set in vanity unit, oval bath with freestanding taps and walk in shower with glass screen and rain shower, tiled splashbacks, wood

effect flooring and vertical radiator.

PRINCIPAL BEDROOM

13' x 17'7" (max) 14' (min) a great space with plenty of natural light, dual UPVC windows to the rear aspect and further UPVC window to the side, recess with bespoke furniture including twin double wardrobes and dual floor to ceiling shelving cupboards, power points and two radiators.

EN SUITE

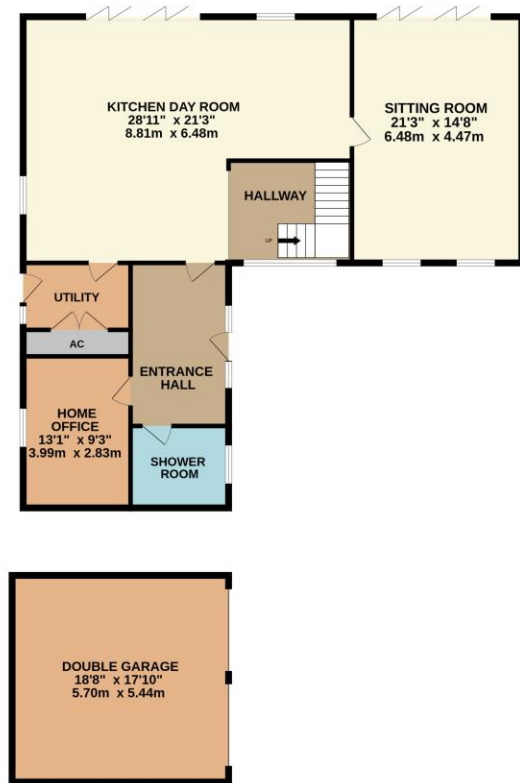
With frosted UPVC window to the side aspect, comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit and walk in shower with glass screen and rain shower, tiled splashbacks, part panelled walls, vertical radiator and wood effect flooring.

OUTSIDE

A great location, set in the semi-rural hamlet of Shepeau Stow with views over the surrounding Lincolnshire farmland, and even a small herd of goats in the adjoining field. The frontage will be finished with attractive stake fencing opening into the wide frontage, gravel off road parking for at least six vehicles and a detached DOUBLE GARAGE 17'10" x 18'8" and EV charging point. gated access to both side lead to the Westerly facing rear gardens, with large Indian stone patio, level and grass seeded with a freshly planted row of beach trees on the rear boundary.



GROUND FLOOR
1624 sq.ft. (150.9 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (236.0 sq.m.) approx.

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