

BRITISH PROPERTY AWARDS 2018

GOLD WINNER

ESTATE AGENT IN STAMFORD

nest ESTATES

Swallow Hill, Thurlby

Bourne, PE10 0JD

£759,500

SUMMARY

- Architect-Designed Family Home on Over 1 Acre
- Over 3,000 sq ft of accommodation including double garage
- Open Plan Living + 3 Further Reception Areas
- Four Double Bedrooms + with Two En-suites
- Enviable position in one of the most sought after roads in the area
- Generous Driveway, Garaging, Gardens & Paddock
- Exceptional views of the surrounding countryside
- EPC B + high specification throughout















Exceptional Architect-Designed Family Home on Over One Acre Occupying a total plot of over one acre, this outstanding architect-designed residence extends to over 3,000 sq ft of accommodation including garaging and was constructed in 2021 to an exceptional specification by a respected local developer. The current owners have further enhanced the property, having purchased additional adjoining land at the same time on a separate title, which is included within the sale and increases the total grounds to in excess of one acre.

Designed with modern family living in mind, the property combines energy efficiency, high-quality finishes and generous living spaces throughout. Notable features include an impressive EPC B rating, underfloor heating to the ground floor powered by an air source heat pump, excellent insulation and a heat recovery ventilation system, providing year-round comfort and improved indoor air quality.

The beautifully presented accommodation is arranged over two floors and enjoys an abundance of natural light throughout. The ground floor comprises a striking vaulted entrance hall, elegant lounge, study, cloakroom and a stunning open-plan kitchen, dining and family room. This impressive living space benefits from two sets of bi-fold doors opening onto the gardens, creating seamless indoor-outdoor living. The bespoke kitchen features a substantial central island with breakfast bar, integrated appliances, a spacious walk-in pantry and direct access to a generous utility room. The first floor offers a spacious landing with airing cupboard, a superb principal bedroom suite with fitted wardrobes and an en-suite shower room, together with extensive glazing that enjoys far-reaching views across the gardens, paddock and surrounding countryside. A second guest suite also benefits from its own shower room, whilst two further double bedrooms are served by a stylish family bathroom, providing four well-balanced bedrooms and three bathrooms in total.

Externally, the property enjoys extensive grounds with ample parking for numerous vehicles and visitors, together with a detached double garage. Above the garage is a versatile additional room, currently utilised as a home gym, offering excellent potential as a home office, studio, games room or leisure space. The rear garden has been thoughtfully landscaped and includes a generous patio ideal for outdoor entertaining and dining, a wood-fired hot tub (not included) and an outdoor kitchen area. Beyond the formal gardens, lawns and established planting lead to the paddock, creating a wonderful sense of space, privacy and connection with the surrounding landscape. Completing this exceptional offering is its position on one of the area's most sought-after roads, enjoying stunning open views across the local countryside and beyond.

Key Features

- Architect-designed detached home built in 2021
- Over 3,000 sq. ft of accommodation including garaging
- Plot exceeding one-acre Additional paddock land included within the sale
- EPC B rating Air source heat pump and ground-floor underfloor heating
- Heat recovery ventilation system
- Four double bedrooms
- Three bathrooms including two en-suites
- Impressive open-plan kitchen, dining and family room
- Detached double garage with versatile room above
- Outdoor kitchen area (appliances not included)
- Extensive driveway parking
- Sought-after location with far-reaching views

Early viewing is highly recommended to fully appreciate the space, quality, specification and enviable location this exceptional home has to offer



























Tenure: FREEHOLD

EPC Rating: B

Council Tax Band:

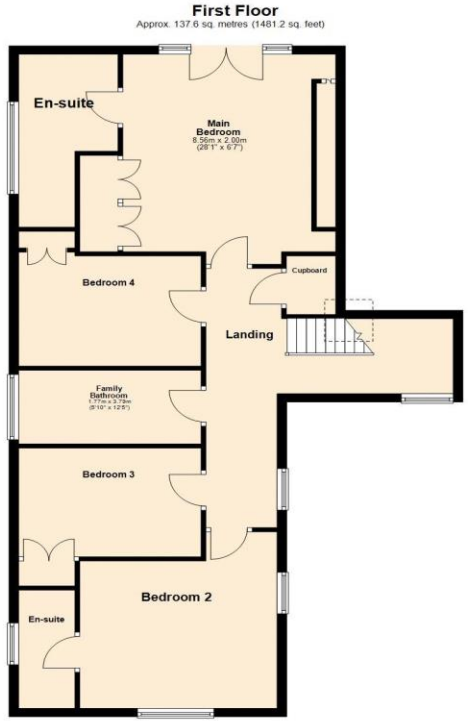
Local Authority: SKDC

Services: Mains Electricity, Water, Drainage

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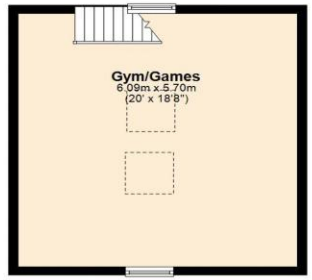




SITE MAP







Total area: approx. 282.6 sq. metres (3041.6 sq. feet)

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