



Barley Court, Hanthorpe, Bourne
guide price £600,000 **Freehold**

QUENTIN
MARKS



Key Features



- Stone Former Farmhouse
- 4 Double Bedrooms
- Refitted Ensuite
- Refitted Shower Room
- Garden Room off Kitchen

This wonderful former farmhouse is beautifully presented throughout and offers generous family accommodation that has been thoughtfully improved and enhanced by the current owners.

At the heart of the home is the superb kitchen, fitted with an extensive range of units complemented by solid wood worktops and a central island. Integrated dishwasher, while a range cooker with gas hobs and both gas and electric ovens sits within an attractive feature fireplace. The kitchen opens seamlessly into a stunning garden room, added by the current owners, which features a vaulted ceiling, underfloor heating, a multi-fuel wood burner, and bi-fold doors opening onto the rear garden creating an exceptional space for both everyday living and entertaining.



Further ground floor accommodation includes a spacious lounge with feature brick fireplace incorporating an inset Clearview multi-fuel wood burner, exposed ceiling beams, and exposed stonework. There is also a separate dining room with exposed stonework to two walls, leading through to a study. Additional ground floor rooms include a refitted cloakroom/WC and a useful utility room and water softener.

To the first floor are four double bedrooms. The principal bedroom is a particular highlight, offering ample fitted wardrobes and a modern en-suite shower room with underfloor heating. The remaining bedrooms are served by a refitted shower room which also has underfloor heating and which features a walk-in shower with rain-head attachment.

Externally, the property is approached via a five-bar gate leading to extensive gravelled parking. The driveway provides access to a double garage measuring approximately 5.4m x 5.3m, fitted with a pair of opening front doors and additional double doors to the rear. An EV charging point is located to the front of the property.

The rear garden features an extensive paved patio with lawn beyond, bordered at the far end by post-and-rail fencing and enjoying open views across surrounding fields. A summer house measuring approximately 16ft x 8ft, complete





with light and power, provides an excellent additional space.

Study: 2.0m × 1.6m

Lounge: 5.7m × 4.7m (maximum)

Dining Room: 5.6m × 3.5m

Kitchen: 5.3m × 3.7m

Garden Room: 4.5m × 3.3m

Utility Room: 3.2m × 2.3m

Bedroom One: 5.9m × 3.4m

Bedroom Two: 4.2m × 2.9m

Bedroom Three: 4.2m × 3.0m

Bedroom Four: 3.7m × 3.3m

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Quentin Marks on:
01778 391600

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 www.quentinmarks.co.uk



SCAN FOR MORE
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100333 - 0014

