

The Barn Manthorpe, Bourne, Lincolnshire, PE10 0JE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

With superb open country views and easy access to Bourne and Stamford, this spacious family barn conversion provides versatile accommodation with five bedrooms and five reception rooms. Set on a generous plot, the property comes with an ample block paved driveway and double garage, as well as air source heat pump and solar panels.

Ground Floor Accommodation:- Entrance hall, dining room, kitchen, utility room, boot room, cloakroom, snug/family room, orangery, hallway, Guest bedroom, two further bedrooms, study and family bathroom.

First Floor Accommodation:- Landing, vaulted ceiling sitting room, Master bedroom, dressing room and shower room.

The mature south west facing garden comes with flower borders, impressive lawn and views across open countryside over to Toft golf club.

Guide price £750,000 Freehold

- Versatile family home
- Flexible accommodation
- Five reception rooms
- Air source heat pump & solar panels
- Easy access to Stamford & Bourne

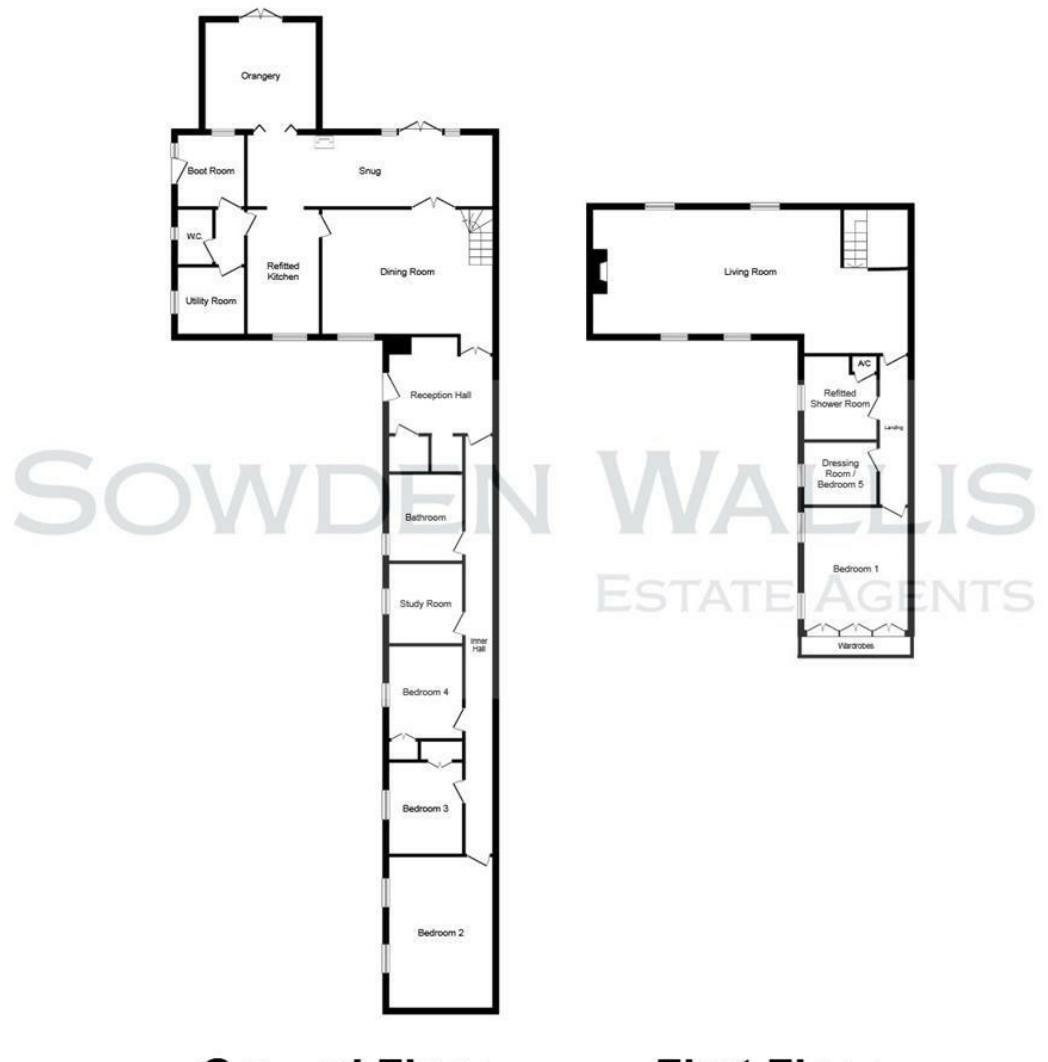


- Open country views
- Five bedrooms
- Impressive paved driveway & double garage
- Mature patio & lawn garden
- EPC - D, Council Tax Band - F

ACCOMMODATION:

Entrance Hall	Bedroom Four
Dining Room	3.12m x 2.51m (10'3 x 8'3)
17'6 x 14'	Study
Kitchen	2.69m x 2.51m (8'10 x 8'3)
4.27m x 2.44m (14' x 8')	Family Bathroom
Utility Room	Landing
2.29m x 2.29m (7'6 x 7'6)	Sitting Room
Cloakroom	10.69m x 4.27m (35'1 x 14')
Boot Room	Master Bedroom
2.44m x 2.36m (8' x 7'9)	13'9 x 11'9
Snug/Family Room	Shower Room
8.43m x 2.44m (27'8 x 8')	Dressing Room
Orangery	2.51m x 2.13m (8'3 x 7')
4.95m x 3.66m (16'3 x 12')	Double Garage
Hallway	5.94m x 4.88m (19'6 x 16')
Guest Bedroom	
5.21m x 3.48m (17'1 x 11'5)	
Bedroom Three	
3.15m x 2.51m (10'4 x 8'3)	

FLOOR PLAN:



Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.