Firmin & Co. Estate Agents



28 Highstock Lane

Gedney Hill PE12 0QG

£750,000

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Combining a classical 'Lincolnshire Farmhouse' and an ultra modern residence, 'The Willows' is a uniquely individual property offering stylish and economic accommodation in a small village location. Overlooking fields and paddocks this property brings modern 'city living' to the countryside with local amenities including a primary school, Morrisons local, Post Office, golf course, fishing lakes, campsite and tea room

Architect designed, re-modelled back to brick, re-wired, re-plumbed and extensively modernised by the current owners, an addition to the property is a triple Garage with an EV point and providing the center for the property's solar panels and battery storage facility.

Located on approximately one acre of mature south west facing lawned gardens, there is parking for multiple vehicles leading to the Garage area.

Set back from the road, the property has an 'Air Source' heat system giving underfloor heating to the ground floor and radiator heating to the first floor, PVCu double glazing and up to the minute heat saving facilities.

Tastefully decorated the accommodation comprises; Bright and airy Entrance Hall with stairs leading to a Galleried Landing, this then leads onto a practical size Boot Room, Utility Room and W.C. Cloakroom. The Snug would also provide a generous Study space complementing the amazing living space offered by the twelve meter open plan Kitchen, Dining and Lounge areas which overlook the lawned areas to the rear.

The Landing leads to a combination of the Main Bedroom, Dressing Room and Ensuite which could be used as an individual suite, the second Bedroom is Ensuite and there are two further double Bedrooms and a Family Bathroom.

Viewing of this incredible, spacious and unique property is strongly urged to appreciate the location, space and style.

Tenure Freehold
Council Tax C
Septic Tank Drainage





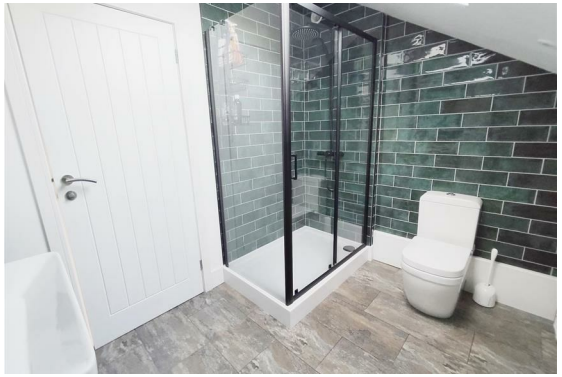




















Entrance Hall
Stairs to the first floor Gallery Landing, Porcelain 'Travertine' tiled flooring with underfloor heating, through to

Boot Room
Door to the side Garden, Porcelain 'Travertine' tiled flooring with underfloor heating, opening to

Utility Room
Plumbing for an automatic washing machine, fitted water softener, Porcelain 'Travertine' tiled flooring with underfloor heating door to

Cloakroom W.C.
Vanity Hand Wash Basin, low level W.C.

Snug/Study
13'5" x 9'1" (4.09m x 2.77m)
Porcelain 'Travertine' tiled flooring with underfloor heating

Open Plan Kitchen/Dining/Lounge Area
39'5" max x 21'9" (12.03 max x 6.64m)
A superb combination of a well appointed Kitchen Breakfast Area comprising; Numerous base and eye level units with ceramic tiled splash backs to Acrylic Slab Tech worktops and ambient lighting features, large Island Breakfast Bar feature with a large induction hob and contemporary extractor fan vented underfloor, wine cooler, plate warmer, space for an American Fridge Freezer, Luxury Miele eye level oven and combination microwave/oven, Dining Area and Lounge with bifold doors overlooking the South West facing rear Garden with electric blinds, Porcelain 'Travertine' tiled flooring with underfloor heating, numerous inset spotlights and carefully positioned window openings to facilitate future extensions.

Gallery Landing
Doors and openings leading to

Bedroom 1
21'8" x 17'5" (6.62m x 5.32m)
Vaulted ceilings with . 'Keylight' PVCu triple glazed roof lights, electric blinds to South West facing aspect

Dressing Room
13'4" x 9'3" (4.07m x 2.84m)
Vaulted ceiling with 'Keylight' PVCu triple glazed roof light.

Shower Room
LVT flooring, 'Keylight' PVCu triple glazed roof light.

Bedroom 2
13'7" x 9'1" (4.154m x 2.77m)

Ensuite Shower room
LTV flooring

Bedroom 3
9'10" x 9'10" (3.01m x 3.00m)

Bedroom 4
8'9" x 7'6" (2.68m x 2.31m)
Wardrobe alcove.

Family bathroom
LTV flooring

Outside
The property has a long gravel driveway leading to a large hard standing and turning point with access to the triple Garage. The garage has an electric up and over roller door, power and light connected. There is an EV point to the side and the roof has 14 solar panels (5 KWH peak) to the rear with a large battery storage facility inside (19 KWH). There are large expanses of lawned area overlooking fields and neighbouring paddocks along with a large patio seating area, orchard including pear, apple and plum trees, Summer House, formal lawns with well stocked floral borders and mature Willow trees.

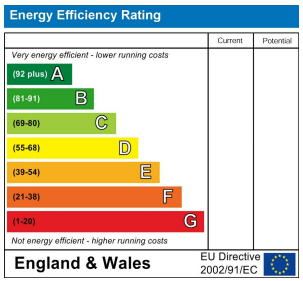
Floor Plan

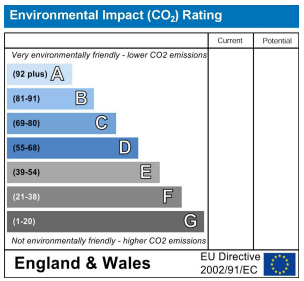


Area Map



Energy Efficiency Graph





Viewing

Please contact our Crowland Office on 01733 259995
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Firmin & Co. Estate Agents

9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk