



Substantial barn conversion with annexe

Bunkers Grange, Lincoln Road, Welton Le Wold, Louth, Lincolnshire, LN11 0QS

Entrance hall • Reception room • Kitchen breakfast room
Dining room • Studio • Games room • Self contained
annexe • Five bedrooms (three en suite) • Family bathroom
South facing courtyard • Garage • Additional land available
by separate negotiation

Description

Bunkers Grange is a substantial five bedroom barn conversion set around a south facing courtyard with views across the open countryside, in a designated Area of Outstanding Natural Beauty. The property benefits from a good range of reception rooms making it ideal for entertaining and includes a self contained single storey annexe.

In more detail the accommodation comprises; entrance hall with cloaks cupboard, door through to the double aspect reception room with floor to ceiling windows and double doors on both sides, exposed beams and a fireplace complete with log effect stove. The superb 38' kitchen breakfast room has exposed oak beams, a good range of fitted wall and base units with integrated appliances, a central island with granite worktops, double doors opening on to the garden and a door to utility room with WC and access to integral garage. Also off the kitchen is a door with steps down to the east wing comprising of a dining room with exposed beams, vaulted ceiling and double doors though to the studio, which has a vaulted ceiling and mezzanine level over and a WC. The access from the courtyard would make the east wing ideal for independent living. In the west wing is an impressive 35' games room with exposed beams, windows and a door

overlooking and opening on to the garden.

Off the games room is the self-contained annexe which has a kitchen, reception room with its own access, bedroom and shower room.

The first floor landing also enjoys exposed beams and brickwork. There is a master bedroom with en suite bathroom and dressing room, four further bedrooms (two en suite) and a family bathroom.

Outside the property is approached via a shared gravel driveway with parking for several vehicles. There are double doors from the kitchen, dining room, studio, annexe, sitting room and games room; all of which give separate access to the courtyard garden. The south facing courtyard garden has been landscaped with paved pathways and barbeque areas, established shrubs and trees. There is also access to the A157 with further parking.

Finally for sale by separate negotiation is a parcel of land opposite Bunkers Grange which has post and rail fencing.

Photography February 2020
Local Authority East Lindsey District council

Tax Band G
Services

Mains water, electricity. Private drainage. Oil fuelled central heating

Viewing

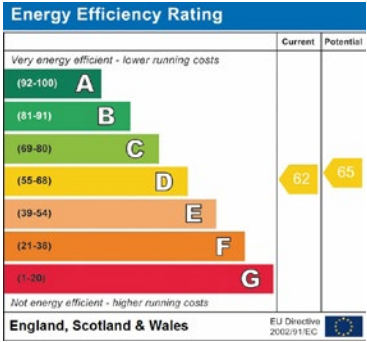
Strictly by appointment with Savills.





Bunkers Grange, Louth
Main House gross internal area = 4,931 sq ft / 458 sq m
Garage gross internal area = 185 sq ft / 17 sq m
Total gross internal area = 5,116 sq ft / 475 sq m

Residential
Savills Lincoln
01522 508 908
lincoln@savills.com



For identification only. Not to scale. © 040220DW

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

