



Modern eight bedroom house set in about 3.3 acres

3 Moorhouse Farm, Willingham Road, Lea, Gainsborough, DN21 5EN





Grand entrance hall • Sitting room • Dining room • Family room • Kitchen breakfast room • Games room • Gym
Eight bedrooms (five en suite) • Indoor swimming pool
Double garage • Gardens grounds about 3.3 acres • Solar panels with feed in tariff

Directions

Travelling from Lincoln follow the A57 towards Gainsborough, at the Drinsey Nook traffic lights follow the A156 and proceed through the villages of Torksey, Marton, Gate Burton and Knaith. At Lea turn right onto the B1241 Willingham Road and continue up the hill and past the houses, after the last house on the right continue a short distance until you reach the gated tarmac road on the right (with intercom security system) once through the gates number 3 is the first property on the left.

Situation

Lea is a small rural village on the outskirts of Gainsborough. The market town of Gainsborough has a good range of local facilities including Marshalls Yard Shopping Centre, supermarkets and the Queen Elizabeth Grammar School. Lea is situated for access north via the A15 to the M180 road network as well as west to the A1 and the east coast rail link. The Cathedral City of Lincoln is approximately 15 miles away and has a full range of amenities including shops, leisure facilities, the Cathedral quarter, universities and the County Hospital. The well-respected Minster and St Mary's private schools are also situated in uphill Lincoln.

Description

3 Moorhouse Farm is an impressive eight bedroom modern house which offers nearly 7500 square feet of accommodation and garaging over three floors, in this bespoke development of just four houses. This architect designed property offers wonderful lateral living with a grand entrance hall, large reception rooms and a stunning indoor swimming pool complex complete with a games room.

In more detail the accommodation comprises; a grand entrance hall with a travertine tiled floor and oak staircase, WC and three sets of oak double doors giving access to all the principle reception rooms. The double aspect sitting room has a fireplace made of exposed brickwork with a double-sided log burner and opens through to the dining room, which in turn opens on to the garden via double doors. The double aspect family room has two sets of double doors opening on to the garden and a gas fire. The superb kitchen breakfast room has a good range of handmade fitted wall and base units with integrated appliances, central island with granite worktop and an oak breakfast bar, Amtico floor, a door to utility room and double doors to the swimming pool.







The stunning indoor swimming pool complex has a heat star dehumidifier with an air and pool heating system, a tiled floor, exposed beams, a changing room and a shower room. There is an exposed staircase over the swimming pool leading to the gym and games room which if required would be suitable to provide additional living/sleeping accommodation.

The first floor has a master bedroom with a good range of handmade fitted wardrobes and a luxuriously appointed en suite bathroom. There are four further bedrooms all of which have en suites. The top floor has another three attic bedrooms accessed via an oak staircase and the eighth bedroom has plumbing for a bathroom if required.

Outside the property is approached through electric gates via a tarmac driveway which leads to the property.

3 Moorhouse Farm has its own electric iron gates and a gravel driveway with hard standing for several vehicles flanked by manicured lawns and a block paved pathway which leads to the front door. The extensive gardens are mostly laid to lawn with established hedges and borders and a block paved patio and barbeque area. There is more land available by separate negotiation

Photographs

Taken October 2019

Services

Mains water, oil fired under floor heating on the ground and first floor (radiators 2nd floor), solar panels

Local Authority

West Lindsey District Council.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





3 Moorhouse Farm, Willingham Road, Lea, Gainsborough, DN21 5EN
Main House gross internal area = 7,016 sq ft / 652 sq m
Garage gross internal area = 480 sq ft / 45 sq m
Total gross internal area = 7,496 sq ft / 696 sq m

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Floor Above Garage & Swimming Pool

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For identification only. Not to scale. © 191018DW

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