



A Grade II Listed stone farmhouse, village location

Old Rookery Farmhouse, Hawthorpe, Bourne, Lincolnshire, PE10 0RY

Freehold

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Dining Room • Sitting Room • Snug • Study • Farmhouse Kitchen with Aga and Pantry • Principal Bedroom with En Suite and Dressing Area • Three Further Double Bedrooms • Main Bathroom • Cloakroom • Garage and Outbuilding

Location

Hawthorpe is a picturesque rural hamlet of largely limestone properties in an attractive area of rolling landscape. The surroundings cater well for walking and riding, with lanes linking to public footpaths and bridleways.

The nearby market towns of Bourne, Stamford and Grantham provide excellent amenities such as independent shops, cafes and supermarkets; together with fabulous local grammar, public and academy schools.

Hawthorpe is framed to the east by the A15, the west by the A1, and the north by the A52, which ensures easy national road links to Cambs, Lincs, Leics, Notts and Rutland. The East Coast Mainline, in Grantham offers regular commuter services to London Kings Cross in a little over an hour.

Old Rookery Farmhouse

This charming farmhouse was built in the late 16th century and renovated to offer well-proportioned accommodation; four versatile reception rooms and a large kitchen, four bedrooms and two bathrooms with attractive village views. It retains a wealth of character and features, with high timber beamed ceilings, wood panelling and exposed stonework.

One enters into the dining room, which is flanked by two of the four reception rooms, with timber beamed ceilings. The elegant sitting room/library is double aspect with a fireplace. The dining room is dual aspect and opens into the snug with inglenook fireplace. Beyond this is a study with wood panelling and large fireplace.

The study leads to the large open plan farmhouse dining kitchen, which has an extensive array of units, an Aga, electric hob and double ovens, a pantry and a rear porch.

The large principal bedroom has an en suite and dressing area, whilst a well-appointed family bathroom serves double bedrooms two, three and four. The brick and pantile outbuilding and garage provide great storage.

The property sits within mature grounds, with a large patio. There are two driveways which provide plenty of parking.

Services

Mains Electricity and Water
Oil Central Heating and private
Sewage Treatment Plant

Local authority

South Kesteven District Council
Band F

Energy Performance

Exempt

Viewing

Strictly by appointment
with Savills.





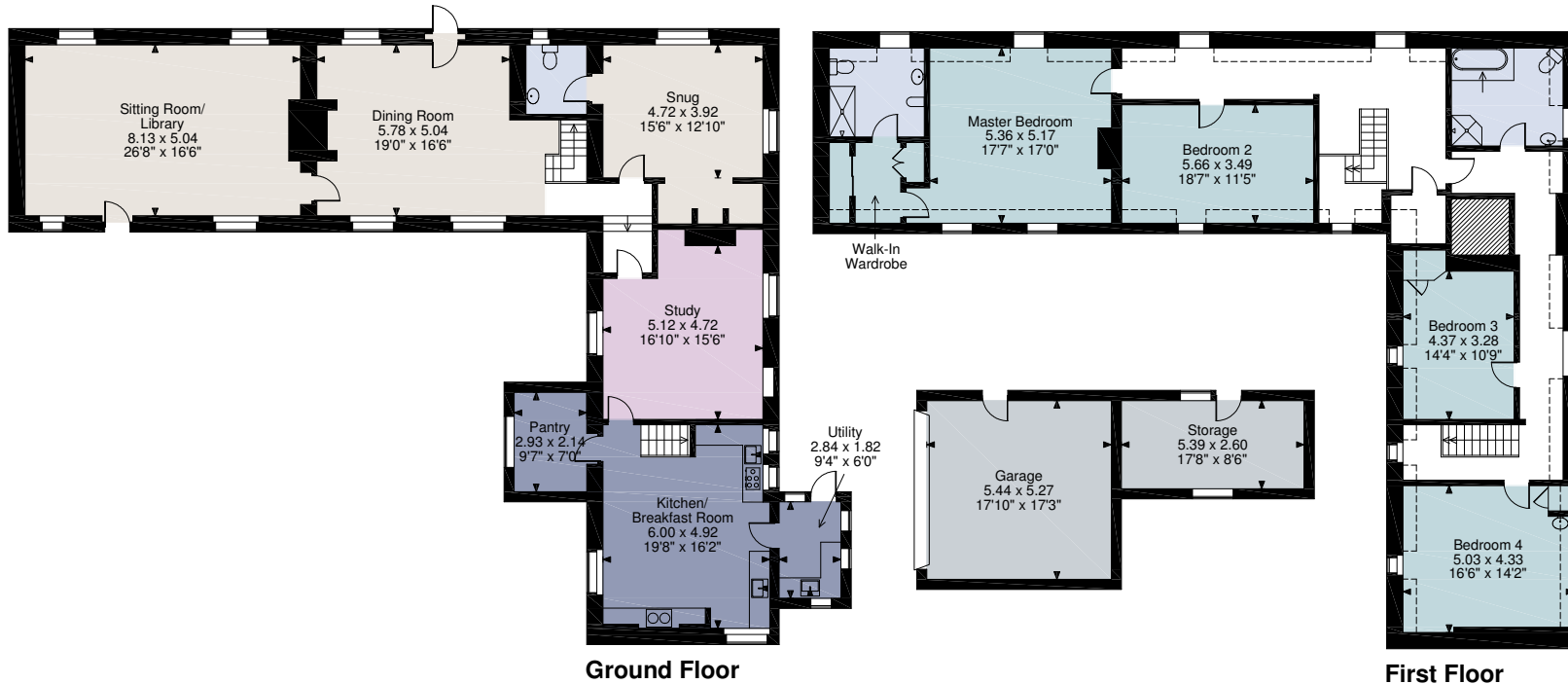
Main House 3510 sq m/326sq ft
Garage 309 sq m/29 sq ft
Store 151 sq m/14 sq ft
Total 3970sq m/369 sq ft

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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