



A beautiful, historic home in about half an acre

Bourne Eau House, South Street, Bourne, Lincolnshire PE10 9LY

Freehold



Entrance hallway • Drawing room • Music room
Cloakroom • Snug • Study • Dining room • Kitchen/
breakfast room • Utility room • Principal suite with
dressing room & en suite • Six further double bedrooms
(Three with en suite bathrooms) • Family bathroom

Situation

Bourne Eau House lies within the Conservation Area of the market town of Bourne, nestled between Bourne Abbey, the River Eau and South Street. Bourne is within close proximity to Stamford (11 miles), Peterborough (16.5 miles), Spalding (12 miles) and Sleaford (17.5 miles). Peterborough offers mainline train access direct to London Kings Cross with services from 51 minutes and to Cambridge from 50 minutes.

Bourne is well served for schooling. Bourne Grammar School and Bourne Academy offer excellent choices for secondary education, whilst primary is covered with Bourne Westfield Primary Academy, Bourne Elsea Park C of E and Bourne Abbey C of E Academy. The Peterborough School, Kirkston House and Stamford Endowed Schools are all within a 16 mile radius.

The market town of Bourne provides a good range of shops and facilities with the popular Tallington Lakes, approximately 8.4 miles away, offering excellent outdoor sports and water sports activities.

About Bourne Eau House

It is understood that Bourne Eau House was originally built on the C12th foundations of the Augustinian Abbey Hospice which was later converted into alms houses and is believed to date to the C16th with later C17th additions. An unusual rear porch was added in approximately 1832 together with a private, wrought iron bridge which spans the Bourne Eau, bordering the east side of the house.

The Grade II listed house has been well maintained and restored over recent years to an extremely high standard of specification throughout. The current owners have remodelled parts of the house, whilst keeping many of the historic features, as well as restoring the barn building at the end of the property and building new garage buildings.





Accommodation

The hub of Bourne Eau House is a modern and contemporary kitchen and breakfast room which was remodelled by the current owners in 2012. The marble work tops, island unit and TV area are the heart of the home, with a spacious utility room and walk in pantry accessible from the kitchen. The kitchen is completed in a shaker style with range cooker, integrated appliances and instant hot water tap.

The formal dining room, which was once the kitchen, has double doors onto the garden/patio area. Connecting the dining room to the large snug and study is the C17th central hallway. The original York flagstone Elizabethan hallway also provides access to the cloakroom and pantry with an access door to the outside courtyard.

The music room dates back to the Jacobean era featuring a carved oak Jacobean style fire surround with heraldic central panel and lunette carving. In 1784 the drawing room was added to the property and comprises a Georgian marble fire surround with mantle and hearth, restored Georgian pine floors and dual aspect bay windows, overlooking both south and east facing gardens. On the first floor the historic features continue, blended with contemporary and modern decoration to create a stylish home.

Stairs rise to the principal bedroom suite with dressing room and en suite bathroom. Bedrooms five and two are served by a family bathroom and bedrooms four and three have their own en suite bathrooms. Bedrooms six and seven can be accessed from the first floor, through the principal suite's dressing room, and also form part of The Barn cottage accommodation.

The Barn

The Barn is annex accommodation, currently used as a holiday letting, and is accessed via a separate external staircase. This separate annex comprises bedrooms six and seven of the main house, to which there is also access from the first floor, with a bathroom between the two bedrooms. The second floor of the barn is an open plan loft style room with stylish kitchen and open plan living area. This would be ideal as either a granny or nanny annex, for guest accommodation as well as continuing use as a holiday rental.





Outside

The property is surrounded by a York flagstone terrace with the Bourne Eau river flanking the east side of the property. Of historical importance a Grade II listed private wrought iron bridge dating to 1832 leads from the house to the Abbey. The main gardens are laid to lawn with mature, well stocked flower beds and borders as well as a variety of mature trees. The property sits behind double electric gates and is surrounded by a stone wall and evergreen hedges.

The garages are opposite the main house and together with a gravel driveway offer ample storage and parking. The large single garage is freehold with the small single and double garage under a 999 year lease agreement. There are a number of additional workshop buildings to the rear of the house, behind The Barn entrance. The stable has been kept in its original condition and is situated below The Barn.

Local Authority

South Kesteven District Council
T: 01476 40 60 80

Council Tax:

Band G

Date of photography:

July 2019

Date of particulars:

August 2019

Energy Performance**Certificate:**

Exempt

Viewing

Strictly by appointment with
Savills Stamford 01780 484696





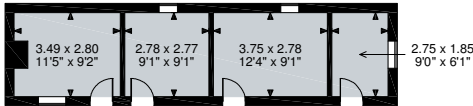
Bourne Eau House, South Street, Bourne, Lincolnshire
Main House gross internal area = 5,549 sq ft / 516 sq m
Garage gross internal area = 712 sq ft / 66 sq m
Storage/Outbuilding gross internal area = 368 sq ft / 34 sq m
Stable gross internal area = 283 sq ft / 26 sq m
External Room gross internal area = 28 sq ft / 3 sq m

OnTheMarket.com

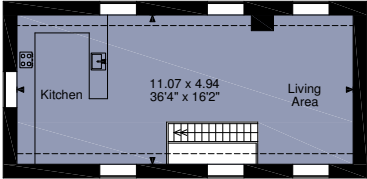
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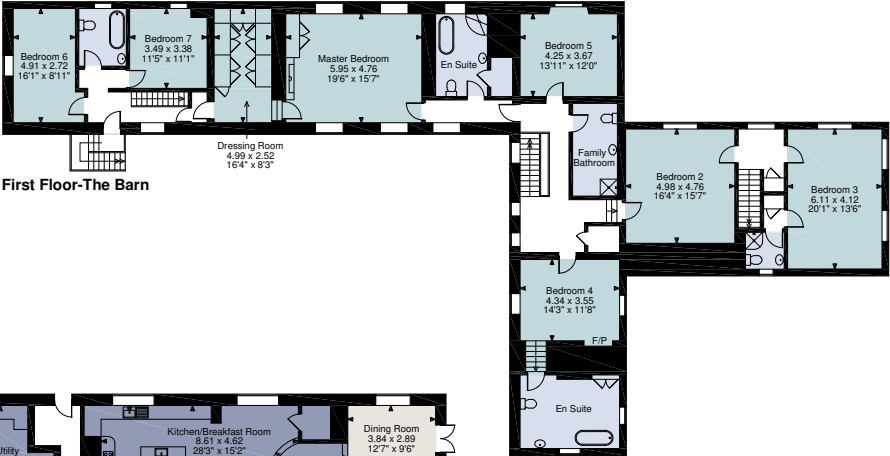
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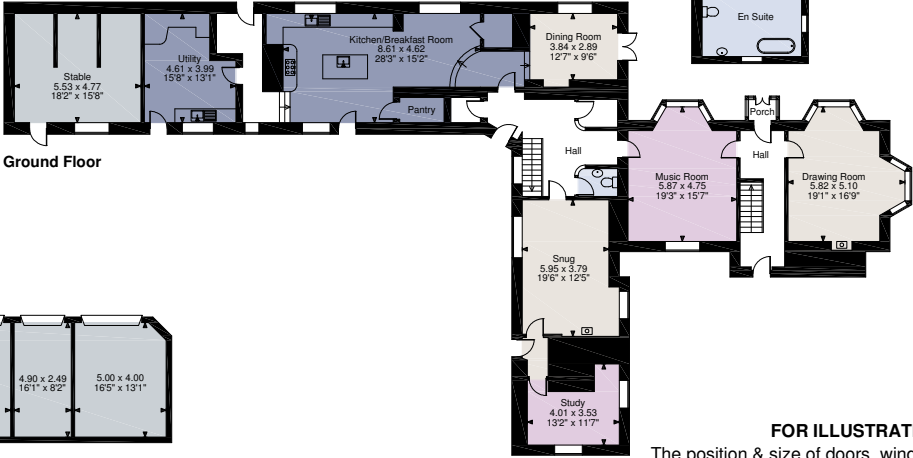
Storage/Outbuildings



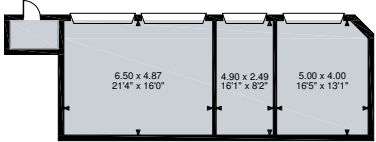
Second Floor-The Barn



First Floor-The Barn



Ground Floor



Garage

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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