



Longstone House
The Green, Ingham, Lincoln. LN1 2XT

BELL
ROBERT BELL & COMPANY



Longstone House, Ingham

This is a very appealing detached stone featured village residence of some considerable character and charm, built approximately twenty years ago in a farm barn style. The house is very pleasantly located on the eastern edge of The Green in the prime heart of Ingham. The house offers a very good range of very well presented and appointed family accommodation (GIFA 2074 ft² / 192 m²),

The house stands in a very attractive, prominent location on The Green and is approached across a block paved driveway which provides more than ample parking and access to very good sized integral Double Garage, which offers great potential for conversion into additional family accommodation, subject to necessary consents. There is a pedestrian pathway from The Green frontage through to the side entrance lobby, a delightful, surprisingly private, rear wall enclosed family garden with a favourable southerly aspect, shaded by a wonderful mature Weeping Willow tree.

ACCOMMODATION

Entrance Lobby with uPVC obscure double glazed panelled main entrance door, tiled floor, access to roof space, radiator and inset ceiling light fitting. Oak style glazed panelled door to adjoining utility room and open archway through to



Substantial Eye-catching Living Dining Kitchen having very appealing views to the west out towards the village green and northerly outlook over West End lane. The **Kitchen** area has been well appointed with a good range of attractive fitted base and drawer units, work surface area with ceramic one and a half bowl sink unit inset, concealed refrigerator beneath. To the opposite side of the room an additional area of work surface with drawer and cupboards space, plate and wine racks below. There is a very appealing stone featured cooking range canopy with oak lintel to one corner having space for a gas Range cooker to be inset, work surfaces areas either side, drawer and cupboard space beneath, tiled splash back and cooker extractor unit above.



There is a large family **Living/Dining** area with accompanying stone featured chimney breast having a fireplace with a flagged hearth and a wood burning stove. Tiled floor, coving, radiator and inset ceiling spotlight fittings. Oak style glazed panelled door through to:

Utility/Laundry Room having a view out towards the walled garden; a good range of fitted units comprising; areas of fitted work surface, drawer and cupboard space beneath and stainless steel sink unit inset. Space for appropriate laundry white goods below and above the Ideal Classic gas fired, central heating boiler. Tall pantry/storage cupboard unit to one side and room to the corner for an upright fridge/freezer. Tiled floor, radiator and extractor vent. Oak style panel door through to:

Cloakroom comprising pedestal wash hand basin, low level WC, tiling to all walls to at least dado rail height and radiator.

Large Feature Barn Style Hallway very attractively detailed with French doors providing access to the grounds on the West End lane, return staircase up to first floor with minstrel gallery landing above, a large walk-in cloaks cupboard, also containing the insulated hot water cylinder. Exposed oak beams and open feature brickwork to some walls, a contemporary design style radiator, wood style laminate flooring and inset ceiling spotlight fittings in part. Oak style glazed panelled double doors through to

Sitting Room having a delightful southerly outlook form the French doors over the wall enclosed rear garden and the patio terrace; an appealing brick featured chimney breast and brick fireplace with oak wood lintel/mantel, herringbone style patterned bricked hearth for the wood burning stove. Exposed structural beam to bay window, coving, and two radiators.

First Floor

Minstrel Gallery Landing enjoying a wonderful view down into the hallway below, sloping ceilings in part, open brick featuring to walls in part and two radiators. Oak style panelled doors to all adjoining accommodation.



Large Master Bedroom Suite with gable end windows either side of the chimney breast providing delightful easterly outlooks over the village green and neighbouring attractive stone featured period homes; adjoining dressing area with attractive glazed panelled wardrobe space across one wall, sloping ceilings in part, radiator. Archway through to

En-suite Bathroom of good proportions, having sloping ceilings in part, freestanding contemporary double ended ball and claw bath, pedestal wash hand basin and low-level WC. Tiling to all walls to full height, tiled floor with electric underfloor heating, ladder back style radiator/towel rail and extractor vent.

Bedroom having an easterly outlook with a glimpse between the buildings towards the attractive stone featured houses fronting the green; sloping ceilings in part and a radiator.

Family Bathroom of excellent proportions, very attractively appointed with a freestanding double ended ball and claw bath, large glazed panelled enclosed shower cubicle with accompanying shower fitting, full height wall tiling and an inset toiletry wall niche. Granite topped vanity unit across one wall with his and hers inset wash hand basins, a copious range of wall cupboard with drawer space below and mirror panelled kickboard beneath, low-level WC, large illuminated wall niche with granite vanity shelf. Sloping ceilings in part, full height tiling to all walls, ladder back style radiator/towel rail, wall light fittings and extractor vent.

Substantial Bedroom 2 of excellent proportions with sloping ceilings in part, Velux roof windows and a gable end window overlooking the shared driveway entrance to the property and adjoining homes; a radiator.

Bedroom/Home office having a pleasant northerly view out of the West End lane; sloping ceiling in part and radiator.





OUTSIDE

The house stands in a very prominent location on the north eastern corner of The Green at its junction with West End from where there's a sweeping gravel driveway, which also services a number other quality neighbouring homes. The property's own private block paved driveway provides more than ample parking for family and visitors, as well as access to the **Integral Garage** with double up and over doors and a service door to the rear providing access to the main garden. The garage also offers great potential for conversion into further family accommodation, subject to appropriate consents. To the south eastern corner of the garage and driveway there is wide five bar gate providing direct access in the main garden. To the front northern elevation of the house the grounds merge with a large area of grass verge.

From The Green side there is a low wall with an attractive metal gate which offers pedestrian access into the eastern grounds of the house, with a large triangular raised flowerbed containing roses, alliums, foxgloves and many more appealing shrubs and flowering plants. The pathway opens up into a very pleasant small courtyard area around the main entrance door of the property which is used as an appealing seating area, an ideal location for a log store and presentation of flower tubs/pots. The footpath extends across the southern elevation of the house into a delightful private stone wall enclosed garden with a large sheltering Willow tree to one corner. There is a raised patio terrace onto which the French doors of the sitting room open, a large area of formal lawn with accompanying raised beds/borders, containing a wide variety of flowering plants and shrubs. To the north-western corner of the garden stands an attractive brick and timber panelled garden **Workshop/Store** with a slate roof. There are outside light fittings and an exterior water tap.

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

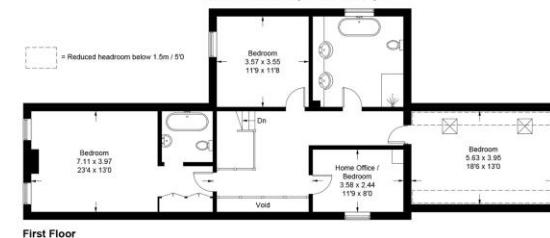
Website: <http://www.robert-bell.org>

Brochure prepared 28.9.2023

West Lindsey District Council – Tax band: E

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Approximate Gross Internal Area
Ground Floor = 90.1 sq m / 970 sq ft
First Floor = 106.2 sq m / 1143 sq ft
Garage = 33.2 sq m / 357 sq ft
Total = 229.5 sq m / 2470 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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www.robert-bell.org

