

## *Village & Country*



### **Hawthornes, Church Lane, Benniworth**

A substantial family home standing in spacious and private grounds along a quiet no through country lane in the heart of the attractive and much sought after Lincolnshire Wolds village of Benniworth, being a designated 'Area of Outstanding Natural Beauty.'

The property was built in 1996 in a traditional Georgian period style by the previous owner and has subsequently been further improved by the current owners. Hawthornes now offers a fine range of superbly appointed accommodation including four double bedrooms, four bathrooms, three reception rooms, laundry room and a large family dining kitchen, successfully blending attractive period design with contemporary specifications throughout.

Of particular note are the high ceilings, Georgian style sliding sash windows, attractive garden room and professionally landscaped gardens, which include an attractive block paved patio area with glazed veranda and feature fish pond, formal lawned garden area, vegetable and wildflower gardens.

A viewing is most certainly recommended in order to fully appreciate both the surprising size and high quality of this most attractive family home.

Old Bank Chambers, Horncastle, Lincs LN9 5HY  
Tel: 01507 522222 Fax: 01507 524444  
E-mail: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)  
Website: [www.robert-bell.org](http://www.robert-bell.org)

### **Entrance**

Entered via double glazed storm porch with pitch rosemary tiled roof and quarry tiled floor. A hardwood entrance door with leaded lights and glazed side panels opens into the:



*Reception hall*

### **Reception Hall**

Having an attractive balustrade wooden staircase leading up to the **galleried first floor landing**. Having oak floorboards, deep cornices, central chandelier with decorative ceiling rose, double radiator, phone point and multiple power points. A glazed door leads into the dining kitchen whilst wood panelled doors with brass door knobs and fingerplates lead into the dining room and sitting room.



*Sitting room*

### **Sitting Room** 16' 02 x 14' 02 (4.93m x 4.34m)

Having a large Georgian style double glazed sliding sash window to the front aspect, attractive marble fireplace with coal effect gas fire inset. Also having deep cornices, central chandelier with decorative ceiling rose, double radiator, tv point and multiple power points.



*Dining room*

### **Dining Room** 14' 02 x 11' 10 (4.33m x 3.63m)

Having a large Georgian style double glazed sliding sash window to the front aspect, attractive ceramic tiled floor, deep cornices, central chandelier with decorative ceiling rose, double radiator, multiple power points and a wood panelled door leading into the:



*Dining kitchen*

### **Dining Kitchen** 22' 06 x 13' 11 (6.86m x 4.25m)

Formerly being a smaller kitchen and separate study and having been combined to create a larger dining kitchen which has been fitted to a high specification throughout. Having a fine selection of fitted cupboards to both base and wall levels, with a central island and an attractive kitchen dresser to one end. Large dual fuel Rangemaster range style cooker with 5 gas / 2 electric burners and 2 full size electric ovens and fitted extractor over, roll edge work surfaces with stainless steel sink plus drainer inset below a upvc double glazed window overlooking the rear garden aspect.

Also having ceramic tiled floor, space and connection for a dishwasher, ceiling coving, inset ceiling lights, multiple power points and a wood panelled door with brass door knob and fingerplate leading into the **laundry room**. A further glazed door leads into the:

**Garden & Family Room** 20' 11 x 9' 01 (6.40m x 2.79m) and 11' 02 x 9' 08 (3.42m x 2.96m)  
Being L-shaped

Being built in brick under a pitched red clay pantile roof with wood framed double glazed windows and enjoying a very pleasant and private aspect across the rear garden. Also having fully glazed patio doors leading out onto the covered veranda and block paved rear patio. Inside there is a freestanding gas fire, attractive ceramic tiled floor continued from the kitchen, 2 double radiators, upvc double glazed sliding sash window to side driveway aspect and 2 Velux roof lights which help to create a fine light open space.



*Garden room*

**Laundry Room** 13' 11 x 7' 01 (4.26m x 2.17m)  
Having been refitted by the current owners and benefiting from both a range of fitted cupboards to both base and wall levels and built-in triple larder style cupboards. Also with roll edge work surfaces with inset sink plus drainer, space and connection for fridge, freezer, washing machine and tumble dryer. With ceramic tiled floor, multiple power points, splashback wall tiling and housing the oil fired central heating boiler which is situated discreetly to one end.

An open archway leads into the:

### **Rear Lobby**

Having a upvc double glazed door leading out to the covered veranda and rear garden. Also with extra space and connection for fridge and freezer, radiator, ceiling coving and a wood panelled door leading into the:

### **Cloakroom**

Having a low level wc, pedestal wash hand basin, half height wall tiling, tiled floor, ceiling coving, upvc double glazed window to rear garden aspect.

### **First Floor Galleried Landing**

The attractive square landing benefits from a Georgian style upvc double glazed sliding sash window with curtain pelmet looking out to the front driveway aspect and across open fields beyond. Also having a built-in airing cupboard housing the hot water cylinder with appropriate linen shelving, built-in storage cupboard, double radiator, ceiling coving, multiple power points and wood panelled doors with brass door handles leading off to:



*Master bedroom*

**Master Bedroom** 16' 02 x 14' 03 (4.93m x 4.36m)

Having a Georgian style double glazed sliding sash window with curtain pelmet to the front driveway aspect and with views across open fields. Also having a range of fitted wardrobes to one wall, double radiator, ceiling coving, multiple power points and a wood panelled door leading into the:

### **En-Suite Shower Room**

Having a matching white 4 piece suite comprising an oversized shower cubicle with

sliding door, vanity wash hand basin, low level wc and bidet. Also with half height wall tiling, upvc double glazed window to rear garden aspect, double radiator, ceiling coving, electric shaver point, wall mounted towel rail and extractor unit.



*En-suite to master*

**Bedroom Four** 10' 10 x 9' 08 (3.33m x 2.96m)  
Having a upvc double glazed window with curtain pelmet to the rear garden aspect, double radiator, ceiling coving, tv point, multiple power points and a wood panelled door leading into the:

#### **En-Suite Shower Room**

Having a matching 3 piece suite comprising corner shower cubicle, pedestal wash hand basin and low level wc. Also having upvc double glazed to rear garden aspect, half height wall tiling, double radiator, electric shaver point and fitted extractor.



*Bedroom two*

**Bedroom Two** 14' x 10' (4.27m x 3.05m) and 6' 01 x 4' 03 (1.85m x 1.29m) Being L-shaped  
Having a upvc double glazed window to rear garden aspect, access to loft space, double radiator, ceiling coving, multiple power points and a wood panelled door leading into the:

#### **En-Suite Bathroom**

Having a 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc. Also having a upvc double glazed to rear garden aspect, majority wall tiling, double radiator, ceiling coving, electric shaver point, several wall mounted towel rails and an extractor unit.

**Bedroom Three** 11' 10 x 10' 09 (3.62m x 3.30m)

Having a Georgian style double glazed sliding sash window with curtain pelmet to the front driveway aspect and with views across open fields. Also having double radiator, ceiling coving, multiple power points and wood panelled door leading into the:

#### **En-Suite Shower Room**

Having a matching white 3 piece suite comprising shower cubicle with bi-folding door, pedestal wash hand basin and low level wc. Also having obscure double glazed window to side aspect, double radiator, ceiling coving, electric shaver point, wall mounted towel rail and extractor unit.

#### **Outside**

The property is approached over a tarmac driveway providing plentiful off road parking for multiple vehicles with external lighting and a gated driveway leading along the side of the house to the:

**Detached double garage** 23' 09 x 20' 07 (7.24m x 6.28m) being built in rendered brick and block under a pitched red clay pan-tiled roof and having 2 steel up and over entrance doors, light and power connected and useful board loft space. An internal door leads into the:

**Store room** 20' 09 x 9' 03 (6.34m x 2.83m) at the rear of the garage which houses the oil tank and has an appropriate connection for a standby generator for the main house.

The rear garden has been professional landscaped and is split into 'rooms'. Comprising a block paved patio area to the rear of the house with a glazed veranda linking the garden room and rear lobby, which provides an ideal sun trap in the summer and a useful canopied area in the winter. The patio area also benefits from a feature fish pond.

The main garden area is primarily laid to lawn with attractive shrubbery beds and mature trees to its borders. Whilst there is a separate vegetable garden with solar tunnel to one side of the formal lawned garden and a wildflower garden with chicken coop to the opposite. The garden also benefits from a high quality Victorian style Alitex greenhouse, outdoor lighting and full dog proof fencing.



Rear elevation



Rear garden

**Utilities:** Mains water and electricity with drainage to a private system and oil fired central heating. Also benefiting from a water softener, an economy 7 electricity tariff, broadband connection and fitted Sky satellite dish. Council tax band E.



Patio and feature pond

**Notes:** The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

**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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

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

These details were prepared on 12 January 2012.  
Some external photographs updated May 2012.

## ENERGY PERFORMANCE

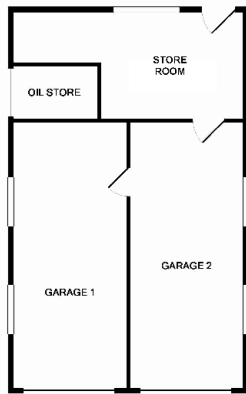
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

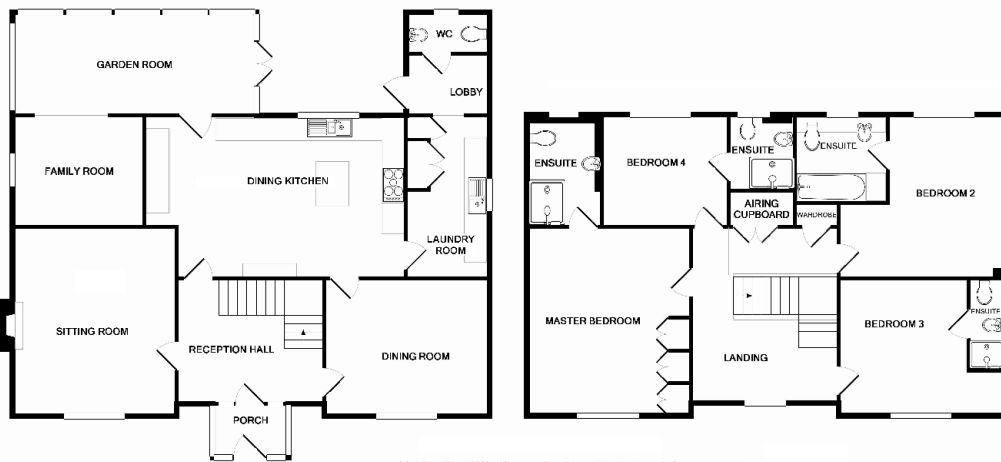
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	55
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# FLOORPLAN



Garage block approx  
7.75 meters to the rear of  
the Accommodation.



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