



## Carr Dyke House, Plough Hill, Potterhanworth, Lincoln, LN4 2AU

**Guide Price £650,000**

A rare opportunity to acquire this characterful family home, originally built in the 1700s. The property has been owned and loved by the same family since 1909 and comes with approximately 10 acres (STS), incorporating the adjoining paddocks/field and grounds. The generous living accommodation has an abundance of character features and is in a rural location between the villages of Washingborough and Potterhanworth, surrounded by rolling countryside. A large barn is included in the sale (FURTHER ACREAGE COULD BE AVAILABLE BY FURTHER NEGOTIATION). The internal accommodation comprises of Hall, Cloakroom/WC, Boot Room, Study, Dining Room, Conservatory, Living Room, Sitting Room, Side Hall, spacious Kitchen/Breakfast Room and a First Floor Galleried Landing leading to five Bedrooms, Master with En-Suite and Dressing Room, Family Bathroom and a Shower Room. Outside there is a gated driveway for multiple vehicles, a formal garden, a large agricultural barn and adjoining paddocks/field and a small wooded area. Viewing is essential to appreciate the opportunity on offer.





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### SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

### EPC RATING – E

**COUNCIL TAX BAND – D** (North Kesteven District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### NOTE

The plan and aerial outline used is for illustration purposes only and prospective purchasers are advised to satisfy themselves with regards to the exact boundary positions.

### LOCATION

The property is in a rural location within close proximity to Potterhanworth and Washingborough. Potterhanworth is a small village situated seven miles to the South-East of the historic Cathedral and University City of Lincoln, just off the B1188 Lincoln to Sleaford Road. There is a local village church, primary school and memorial hall. Nocton Community Primary and Branston Community Academy are also in close proximity. Washingborough benefits from The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities.







#### HALL

With entrance door, tiled floor and storage cupboard with access to the cellar.

#### CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled flooring, tiled splashbacks and double glazed window to the side aspect.

#### BOOT ROOM

With tiled flooring, radiator and double glazed window to the side aspect.

#### STUDY

7' 10" x 11' 10" (2.41m x 3.63m), with double glazed window to the rear aspect and tiled flooring.



#### DINING ROOM

12' 10" x 12' 7" (3.93m x 3.84m), with double glazed window to the rear aspect, door to the Conservatory and radiator.

#### CONSERVATORY

15' 8" x 13' 1" (4.8m x 4.00m), with double glazed door to the garden, tiled flooring, radiator and insulated roof.

#### LIVING ROOM

15' 1" x 13' 10" (4.60m x 4.24m), with staircase to the First Floor, log burner set within stone fireplace, understairs storage cupboard, radiator and two double glazed windows to the rear aspect.



#### SITTING ROOM

13' 7" x 13' 6" (4.15m x 4.13m), with double glazed windows to the side and rear aspects, open fire set within feature fireplace, wall lights, ceiling beams, wall lights and radiator.

#### SIDE HALLWAY

13' 11" x 7' 8" (4.25m x 2.36m), with front entrance door, double glazed window to the front aspect, tiled flooring and radiator.

#### KITCHEN/BREAKFAST ROOM

Fitted with a farmhouse range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, Aga Range cooker, electric eye-level oven, electric hob with extractor fan over, integrated fridge, space for a dishwasher, tiled flooring, tiled splashbacks, ceiling beams, four double glazed windows to the front aspect and radiator.



#### UTILITY ROOM

7' 10" x 7' 0" (2.41m x 2.14m), fitted with wall and base units with work surfaces over, spaces for a washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over and double glazed window to the front aspect.





#### GALLERIED LANDING

With double glazed window to the rear aspect and two storage cupboards.

#### BEDROOM 1

12' 6" x 11' 1" (3.82m x 3.39m), with double glazed windows to the side and rear aspects and radiator.

#### DRESSING ROOM

12' 11" x 9' 3" (3.95m x 2.83m), with a range of fitted wardrobes and double glazed window to the rear aspect.

#### EN-SUITE

With close coupled WC, bidet, pedestal wash hand basin, tiled splashbacks, eaves storage and radiator.



#### BEDROOM 2

15' 0" x 8' 2" (4.59m x 2.50m), with double glazed window to the front aspect, storage cupboard and radiator.

#### BEDROOM 3

14' 0" x 8' 1" (4.29m x 2.47m), with double glazed window to the front aspect and radiator.

#### BEDROOM 4

13' 11" x 8' 2" (4.26m x 2.50m), with double glazed window to the side aspect and radiator.



#### BEDROOM 5

10' 9" x 5' 7" (3.30m x 1.71m), with double glazed window to the side aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity unit, airing cupboard, tiled walls and radiator.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, eaves storage, part-tiled walls and radiator.



#### OUTSIDE

The property is approached by gates leading to a large block paved driveway providing off-street parking for multiple vehicles. There is an enclosed formal garden laid mainly to lawn with patio seating areas, mature shrubs and flowerbeds. There is a large agricultural barn and adjoining paddocks/field and a small wooded area. Further acreage is available by negotiation.





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**NOTE**

1. None of the services or equipment has been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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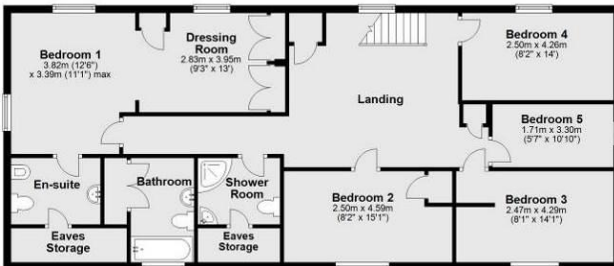




**Ground Floor**  
Approx. 128.2 sq. metres (1358.4 sq. feet)



**First Floor**  
Approx. 112.5 sq. metres (1210.8 sq. feet)



Total area: approx. 238.7 sq. metres (2569.2 sq. feet)  
For illustration purposes only. Plan produced using Planity.



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