



Hillrise
Reepham Road, Fiskerton, Lincoln. LN3 4EZ

BELL





Hillrise

Fiskerton

This is a very appealing and surprisingly substantial detached late Georgian/early Victorian period family home (GIFA 2,135 ft² / 198.4 m²), which exudes some considerable charm and character, standing in delightful large landscaped grounds of 0.3 of an acre (sts) with an excellent range of outbuildings, on the western country fringe of the popular east Lincoln village of Fiskerton.

The house offers a very comprehensive range of family accommodation comprising; Entrance Lobby, Hall, Family Room, Sitting Room, Cloakroom with Laundry Area, Old Kitchen Hallway, the large Lounge with its feature Garden Room area and a very good-sized Dining Kitchen with an adjoining Conservatory; Principal Bedroom with a very substantial En-suite Shower/Dressing Room, Family Bathroom and three further Bedrooms of overall excellent proportions.

The substantial range of garaging/ outbuildings offer great potential for conversion to Annex/home business use, subject to any necessary consents.



ACCOMMODATION

Entrance Lobby with attractive leaded light double glazed panelled entrance door and tiled floor. Glazed panel door through to:



Entrance Hall having a northerly aspect; attractive cottage style wall panelling to dado rail height, coving, radiator and wall light fittings. Cottage style panel doors through to central hallway/snug, panelled doors through to cloakroom/utility and:

Family Room an attractive and cosy room having delightful views to the south and west over the wonderful English garden landscaped grounds. There is a mock fireplace with attractive stripped pine moulded period surround set to one wall with a tiled hearth; dado rail, radiator and wall light fittings.

Utility/Cloakroom comprising wash hand basin with storage cabinet below, low level WC, space to one corner for laundry appliance. Boulter Buderus central heating boiler to one corner, and coving.

Old Kitchen Hallway attractively presented, having a northerly outlook over the garden area to the front of the house and across Reepham Road; chimney breast with fireplace (closed) having decorative mantle and quarry tiled hearth, cottage style wall panelling to dado rail height in part, original brick floor, built-in cupboard space to one side of chimney breast, built-in under the stairs storage cupboard and radiator. Cottage style braced doors to staircase up to first floor, lounge and:

Good Sized Dining Kitchen well appointed, having a delightful southerly view out over the rear garden and a very pleasant outlook to the north across the front of the property and Reepham Road. There is an excellent range of fitted kitchen base, drawer and wall units. work surface area with single drainer stainless steel sink unit inset and concealed dishwasher beneath. The work surface extends around the adjoining wall with cupboard space and china cabinet unit above. AEG ceramic induction hob surface with splash back and brushed steel Electrolux cooker hood above, built in brushed steel featured AEG oven/grill to one corner with cupboard space above and drawers below.

To one side is a very good sized dining area with further fitted units across one wall comprising of pantry cupboard and drawer space with an area of shallow work surface to the front and built-in concealed freezer to the corner. To the chimney breast there is fireplace with attractive Victorian wrought iron moulded back, tiled hearth and accompanying surround; attractive Karndean flooring, a contemporary design style radiator, and ceiling spotlight fitting. Panelled door through to lounge and glazed panel door for access to:

Conservatory of excellent proportions with a very appealing southerly outlook over the wonderful gardens. Tiled floor, light fitting; French doors providing access out into the grounds.





Sitting Room a wonderful reception room with a **Garden Room** area set to bay window and French doors providing a most pleasing outlook over and access to the gardens. There is a very attractive moulded cast iron fireplace to the chimney breast having Victorian style back and decorative tiled cheeks with accompanying simple moulded surround and a tiled hearth. There is built-in shelving and cupboard space set to one side of the chimney breast; coving, radiator and wall light fittings.

First Floor

Landing with a built an airing cupboard containing the insulated hot water cylinder with immersion heater, exposed floorboards, cottage style wall panelling to stairwell area, radiator, dado rail and access to roof space.

Bedroom with a very pleasant northerly outlook across Reepham Road; cottage style braced panel door, wood style laminate flooring and radiator.

Bedroom with the most appealing view to the south down over the grounds; chimney breast with attractive cast-iron moulded period fireplace with accompanying simple moulded surround and tiled hearth. Exposed floorboards, cottage style braced panel door, and radiator.

Principal Bedroom having delightful southerly view down over the rear garden and across to neighbouring homes; extensive fitted wardrobe space across one wall, exposed floorboards, cottage style braced door, dado rail and radiator. Door through to:

Large En-Suite Shower and Dressing Room with a westerly outlook over the driveway and main outbuildings and accompanying view to the south down over the main garden. Built-in shower cubicle to one corner with Mira shower fitting and accompanying full height wall tiling, low level WC and pedestal wash hand basin. Exposed floorboards, dado rail, radiator and wall light fittings.

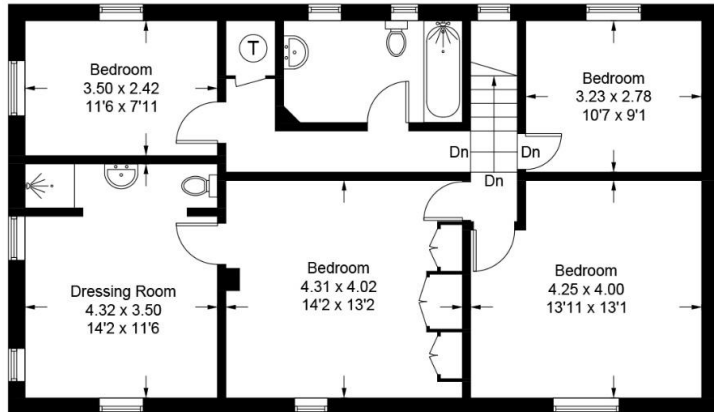
Bathroom having a northerly view down over Reepham Road; panelled bath set across one wall with mixer tap/shower attachment, accompanying shower screen and wall tiling above, pedestal wash hand basin with small tile splashback and low-level WC. Attractive cottage style wall panelling to dado rail height in part, radiator and wall light fittings.

Bedroom having both northerly and westerly outlooks, exposed floorboards, radiator and ceiling spotlight fittings.

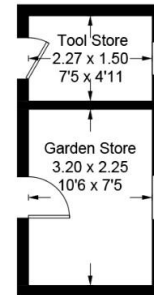


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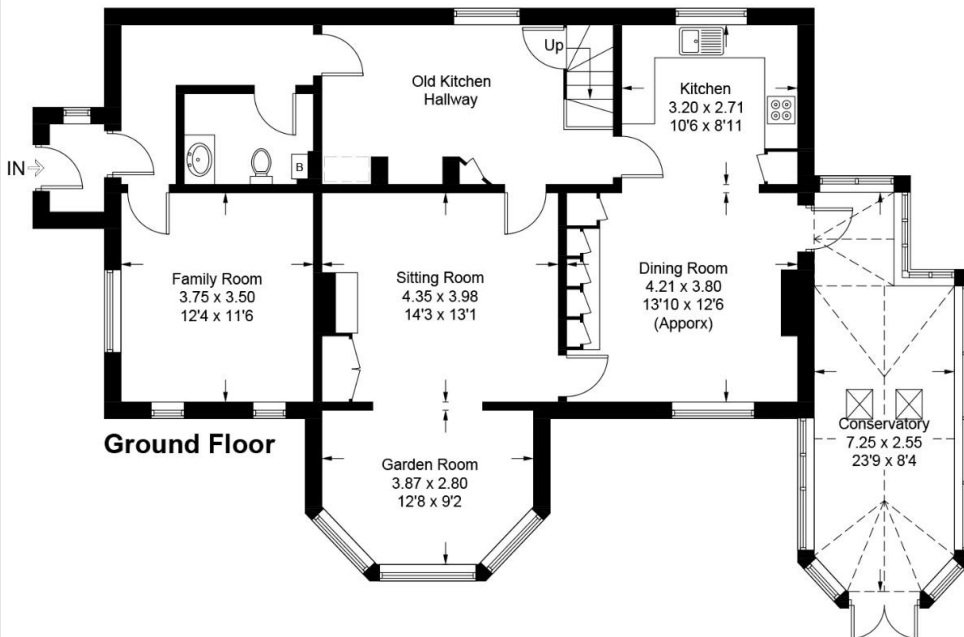
Approximate Gross Internal Area = 198.4 sq m / 2135 sq ft
 Outbuildings = 114.5 sq m / 1232 sq ft
 Total = 312.9 sq m / 3367 sq ft



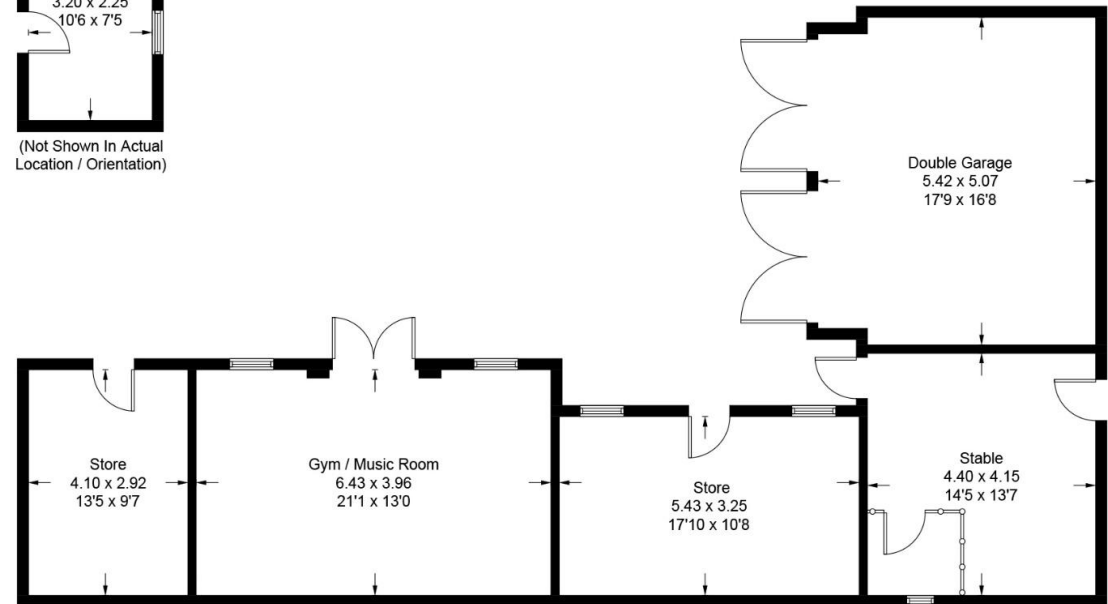
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID1202883)



OUTSIDE

The house stands in a prominent location on the corner of Plough Lane and Reepham Road, approached from the roadside accessed by double five bar gates with a gravel driveway turning into the grounds to provide a good size area of parking space for both family and visitors. In this area there is enclosure of significant outbuildings comprising:

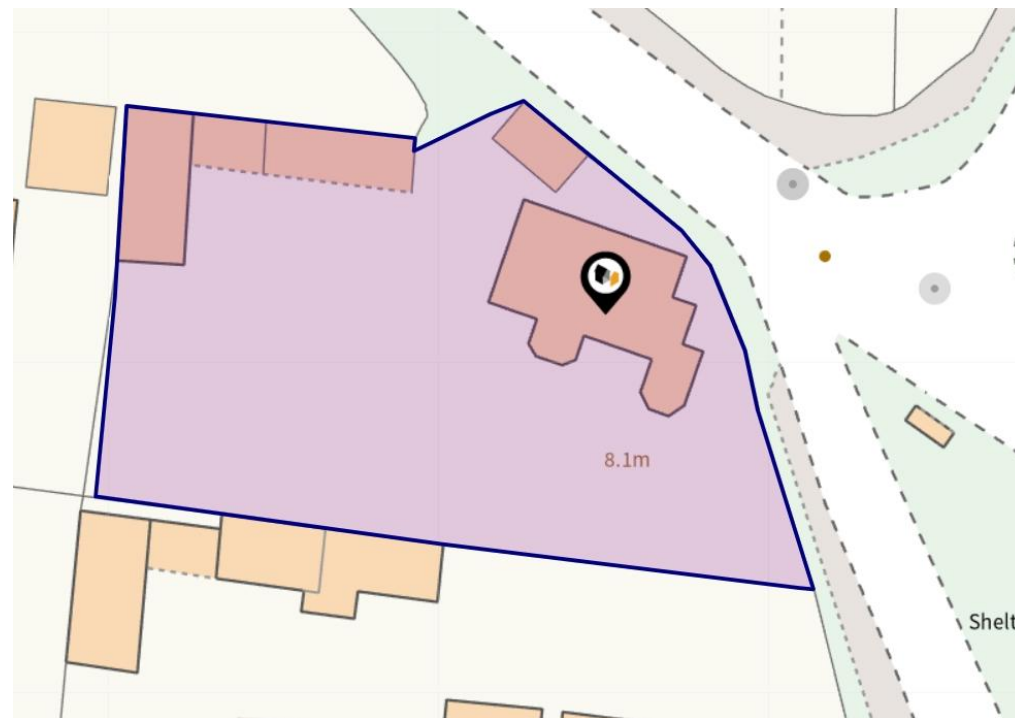
Good sized Double Garage with two access points and double doors, fluorescent lighting strip, spotlight fittings and power points. **Former Donkey Stable** of good proportions with a pleasant northerly outlook across neighbouring gardens and light fitting; offering potential for a variety of uses. **Hobby Room/Home Office** with potential for a range of uses, with exposed roof timbers, lighting strip and power point. **Family Leisure Room** presently utilised as a gym and music room, with great potential for conversion to other uses; with exposed roof timbers spotlight fittings and power point. **General Store** offering good family storage space with central heating oil tank to one side.

To the Reepham Road frontage is a low stone featured retaining wall with pedestrian gate providing access into the grounds, to one side there is an attractively stocked area of garden containing a wide variety of mature shrubs, trees and plants. There is a further, good size outbuilding comprising; **Garden Potting Shed/Storeroom** having stainless steel sink unit with cupboard space below, shelving, wall units, light fitting and power points; garden **Tool Store** with light fitting.

A footpath runs round the western elevation of the house through to the genuinely delightful English country styled garden, having a good size area of formal lawn onto which the French doors of the conservatory and the garden room open. There is an accompanying border housing a delightful range of mature planting which includes cornflowers, roses, hydrangea, clematis, box, cherry trees, lavender, lambs ear balls, alliums, forget-me-not, peonies, twisted hazel, ivy to name but a few. Access through to appealing seating areas, arbour draped with climbers. A **Summerhouse** is set to the south boundary.

The property is fortunate to also possess a wonderful Orchard garden area, with lawn and attractive wildlife pond with accompanying beds and borders yet again containing the widest range of delightful shrubs and flowering plants includes box, giant poppies, ornamental ferns, foxglove, mint and yet more.

These eye catching grounds are completely private and fully enclosed by mature hedging, fences and walls as appropriate.



West Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: E Oil fired central heating.

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
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