

Pantiles, 2, Church Lane

Potterhanworth, Lincoln, LN4 2DP

BELL









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This is an outstanding and surprisingly substantial stone-featured village residence, extending to approximately 2,660 sq ft / 249 sq m GIFA, and offering an impressive combination of space, character, versatility and energy efficiency. The property occupies a particularly delightful and private position on the south-western rural fringe of the ever-popular village of Potterhanworth, standing within beautifully landscaped grounds extending to approximately 0.4 of an acre (sts).

One of the home's most compelling features is its exceptional westerly outlook, extending from the house and gardens across adjoining, gently rolling pastureland, with a large pond forming an attractive focal point within the landscape beyond. This gives The Pantiles a genuine sense of space, privacy and rural tranquillity, which is increasingly difficult to find within such easy reach of Lincoln.

The property was also designed with future energy efficiency in mind, benefiting from ground-source heat pump central heating, together with solar photovoltaic panels and battery storage, contributing to its impressive B-rated energy performance.

ACCOMMODATION

Large Front Entrance Lobby
With oak-style floor covering and inset ceiling spotlights. Open archway through to the central hallway, door to the downstairs guest bedroom suite and door to

Large Cloakroom
With contemporary-style appointments comprising a wash hand basin with toiletry cupboard space beneath and low-level WC. There is also wood-style floor covering, inset ceiling spotlights and an extractor vent.







Sitting Room
A wonderful reception room with an appealing easterly and southerly outlook over the marvellous grounds and attractive neighbouring stone-featured homes in the heart of the village.

There is a built-in Jack and Jill wood-burning stove, also serving the adjoining living/dining kitchen, together with feature glazed, shelved alcoves inset on either side of the chimney breast, cupboard space beneath and inset ceiling spotlights.

Living/Dining Kitchen
The hub of this delightful family home, enjoying an eye-catching westerly outlook over the garden terrace, adjoining pastureland and lake beyond. The kitchen is fitted with a comprehensive range of contemporary units, incorporating a stainless-steel, one-and-a-half-bowl sink, Neff dishwasher, ceramic hob with extractor above, two built-in Neff ovens, concealed fridge/freezer and ample cupboard and drawer space. A granite-topped peninsula provides additional storage, open shelving and a wine rack. Further features include oak-style flooring, inset ceiling spotlights and a Jack and Jill wood-burning stove, with shelved ornamental alcoves to either side.

Outstanding Garden Room
With a high-pitched vaulted ceiling, a wonderful westerly country aspect and French windows providing access onto the garden patio terrace. There is also oak-style floor covering and wall light fittings.

Utility Room
With a pleasant country outlook, modern fitted units, stainless-steel sink, work surfaces, cupboards and four drawers. Space is provided for appliances and an upright fridge/freezer, with additional corner storage. Further features include oak-style flooring and inset ceiling spotlights.

Boiler Room
Containing the ground-source central heating unit, two insulated hot-water cylinders, solar PV panel battery units, access to the roof space and an oak rear entrance door providing access to the grounds.

Downstairs Guest Bedroom
With generous accommodation and a very attractive southerly view over the landscaped front gardens. There is extensive built-in wardrobe and cupboard space extending across one wall, inset ceiling spotlights and bedside wall light fittings.

Ensuite Bathroom
With a vaulted ceiling and Velux roof window, panelled bath with shower attachment, large walk-in shower with tiled floor and toiletry alcove, cantilevered wash basin with drawer and illuminated mirror, part-tiled walls, ladder-style towel radiator, built-in linen cupboard, inset spotlights and extractor.







First Floor Sitting and Study Area
With a very pleasant easterly outlook over the grounds and beyond towards the village church tower. There is an attractive oak balustrade to the staircase, access to the roof space, radiator, wall light fittings and inset ceiling spotlights.

Principle Bedroom Suite
With a delightful southerly view across the village and a charming westerly outlook over the neighbouring pastureland and lake, with countryside beyond. There is a radiator, bedside wall light fittings and inset ceiling spotlights.

Dressing Room
With easterly and southerly views over the delightful gardens, a comprehensive range of built-in wardrobe space extending across one wall, radiator and inset ceiling spotlights.

Ensuite Bathroom
With a panelled bath, mixer tap/shower attachment and well-proportioned shower cubicle with full-height shower boarding. Further features include his-and-hers wash basins with drawers and illuminated mirrors, low-level WC, ladder-style towel radiator, linen storage alcove, laminate flooring, inset spotlights and extractor.

Bedroom
A good-sized bedroom with a wonderful westerly country view over the adjoining pastureland and lake, together with a radiator.

Bedroom
Of good proportions, with a westerly outlook over the grounds and countryside beyond. Door through to:

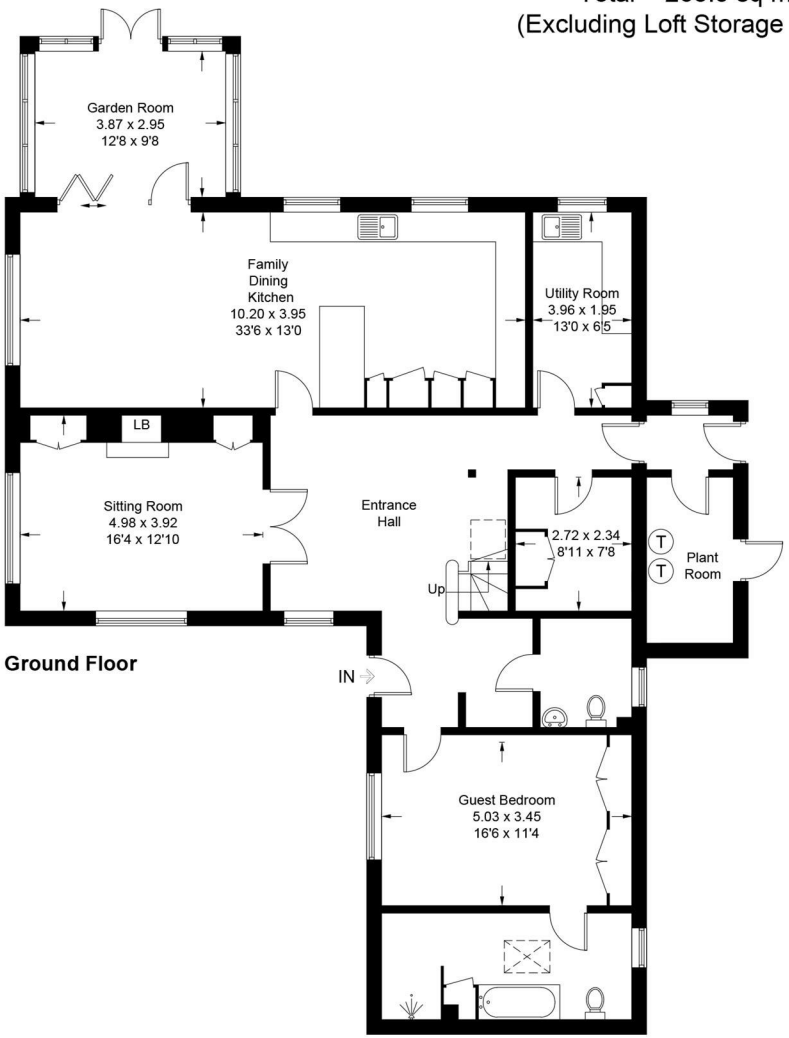
Jack and Jill Family Bathroom
Of excellent proportions, with a panelled bath and shower fittings, pedestal wash basin with illuminated mirror, low-level WC, ladder-style towel radiator, laminate flooring, inset spotlights and extractor. Doors lead to the landing and adjoining bedroom, with a low-level access door to a further area.

Box room / Store room
Providing useful additional storage space, with insulation, a Velux roof window, light fitting and power point.

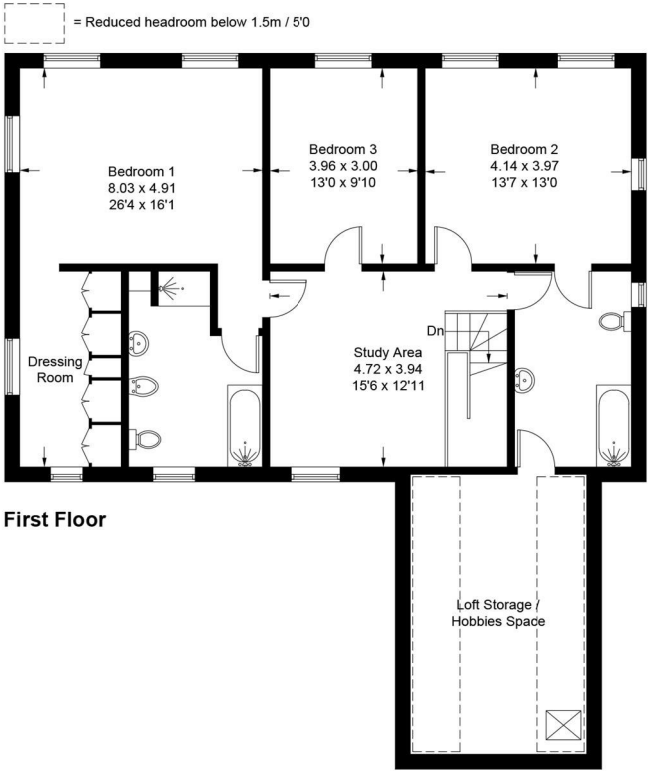
Outside
Approached via an electric gate and block-set entrance, the property benefits from a large gravelled driveway and additional rear hardstanding with potential for garaging or carports, subject to consents. The formally landscaped front garden features lawns, established planting, a feature water element and attractive stone walling. To the western side, a lawn and large paved patio enjoy wonderful countryside views across neighbouring pastureland towards a lake. The sheltered, private grounds are enclosed by walls, fencing, trees and hedging, with external lighting, power points and a water tap.

Pantiles

Approximate Gross Internal Area
Ground Floor = 163.6 sq m / 1761 sq ft
First Floor = 99.4 sq m / 1070 sq ft
Total = 263.0 sq m / 2831 sq ft
(Excluding Loft Storage / Hobbies Space)



Ground Floor



First Floor

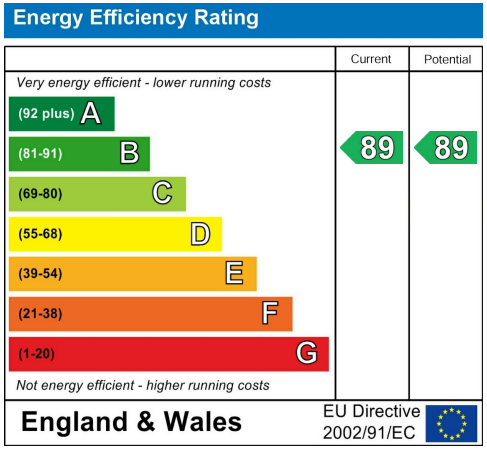
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

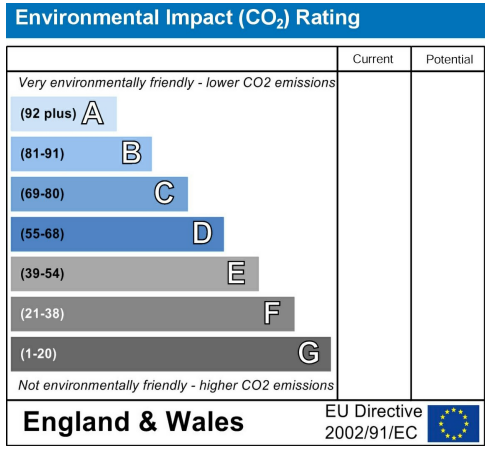
















COUNCIL TAX: – Tax band: F

ENERGY PERFORMANCE RATING; B

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 Sales office
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