



BY DESIGN

*Blue Gout Drive*

Spalding, Lincolnshire

# Exceptional architect-design

A four-bedroom detached home extending to circa 3,200 sq.ft. set within landscaped gardens with open-field views and a large double garage with studio above, offering the best of both convenience and country living.

Set on the outskirts of the sought-after village of Pinchbeck, Vernatts View is an exceptional architect-designed four-bedroom detached family home extending to circa 3,200 sq.ft. of thoughtfully arranged living space.

Impeccably presented throughout and occupying a generous plot with uninterrupted views across the surrounding Lincolnshire countryside, the property offers spacious, versatile accommodation ideally suited to modern family living.

The true heart of the home is an exceptional open-plan kitchen, dining and family room, finished with limestone flooring throughout and designed for both sociable gatherings and relaxed family living. Whilst the first floor boasts four well proportioned double bedrooms, two ensuite bathrooms and a family bathroom.

Enjoying a peaceful rural setting while remaining conveniently close to the amenities of the historic market town of Spalding, Vernatts View offers the ideal balance of countryside tranquillity and practical accessibility.































# Key features

## Reception rooms

The true heart of the home is an exceptional open-plan kitchen, dining and family room, finished with limestone flooring throughout and designed for both sociable gatherings and relaxed family living.

The shaker-style kitchen is superbly appointed offering both practicality and refined design, with generous storage and preparation areas.

The dining area comfortably accommodates a large table and benefits from a bay window with built-in seating overlooking open fields to the front.

The adjoining family seating area opens directly onto the garden through bi-fold doors, creating a seamless indoor-outdoor connection and allowing the landscape to become part of the living space.

A separate sitting room is beautifully proportioned and centred around an elegant feature fireplace, creating a warm and inviting retreat.

## Bedrooms

The generous principle room has a separate dressing room with built in wardrobes and a luxurious ensuite shower room. There are three further double bedrooms one of which with an en-suite bathroom and a large family bathroom complete with both a bath and separate shower.

## Outbuilding

Above the double garage is a first-floor studio accessed via an external staircase. This versatile space lends itself effortlessly to use as a home office, gym, guest accommodation or creative studio.

## Outside

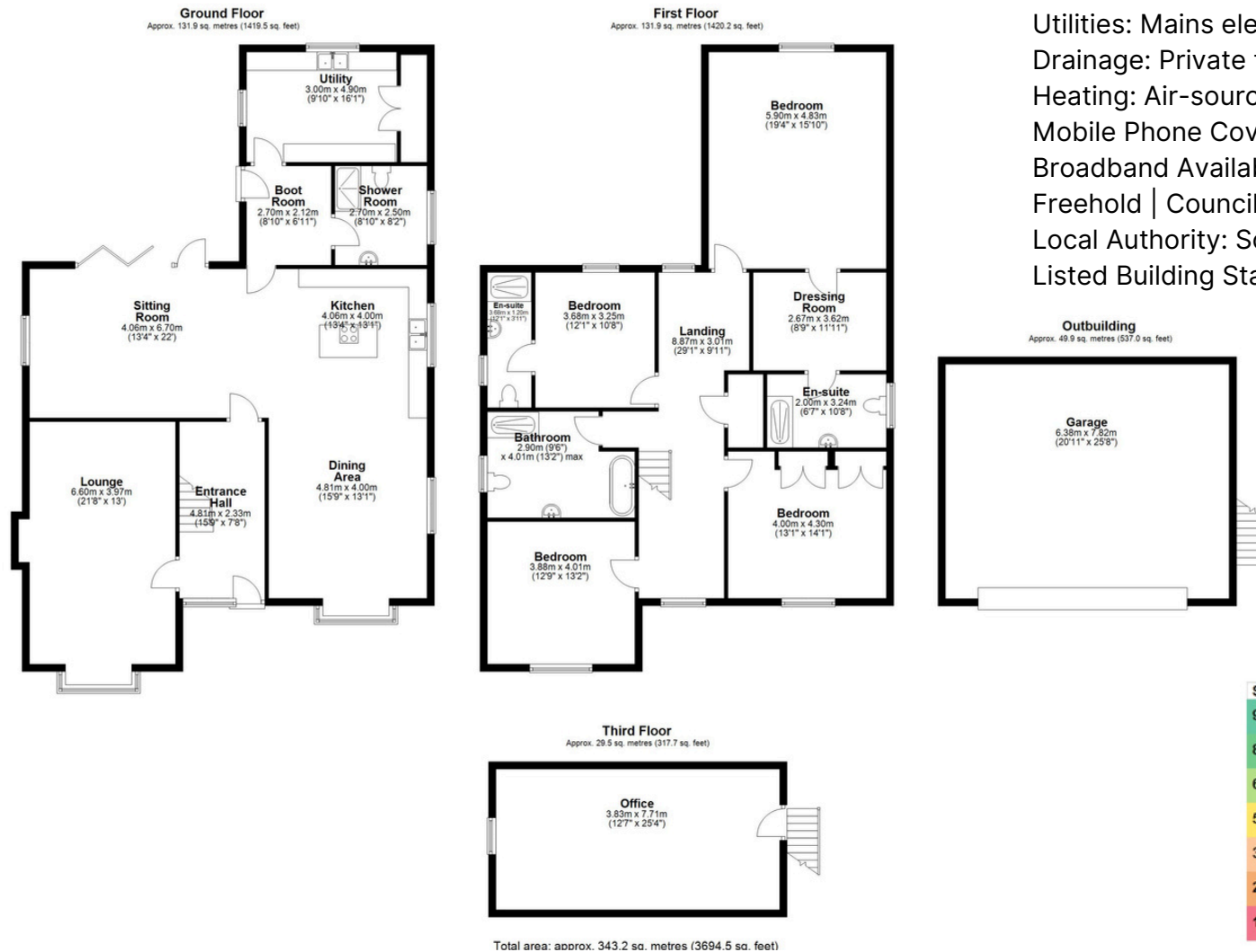
The rear garden is predominantly laid to lawn and enjoys uninterrupted views across open farmland, creating a wonderful sense of space and tranquillity. A generous paved terrace spans the rear elevation, forming the perfect setting for al fresco dining and summer entertaining, seamlessly connected to the main living areas of the home and a large gravel driveway and double garage provide parking for multiple cars.







# Floorplan



## Services, Utilities & Property Information

Utilities: Mains electricity & water  
 Drainage: Private treatment plant  
 Heating: Air-source heat pump  
 Mobile Phone Coverage: 4G and 5G  
 Broadband Availability: FTTC Broadband  
 Freehold | Council Tax Band: F | EPC: B  
 Local Authority: South Holland District Council  
 Listed Building Status: None

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Blue Gowt Drove, Spalding, Lincolnshire











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National audience  
*local knowledge*