



HARDWICK MEADOW

EAST BARKWITH

[www.bellrosehomes.co.uk](http://www.bellrosehomes.co.uk)

Hardwick Meadow



# WELCOME

## Hardwick Meadow

Hardwick Meadow is an exclusive small development of four bespoke, detached 4-bedroom family homes, constructed by us in the picturesque village of East Barkwith. The village is conveniently located with easy access to the A157, within quick reach of the city of Lincoln and the market towns of Market Rasen and Louth.

We are constructing these stunning new homes to a very high specification in a choice of traditional red brick or natural Ancaster stone, with contrasting grey slate or red pantile roofs and each has its own garage, private block paved drive landscaped front garden and generous garden to the rear. The houses are also designed with welcoming porches and natural stone lintels under each window. Internally we also offer a very high standard specification with a range of luxury kitchen, bathroom, fixtures, fittings and more to choose from.

## Personalise your new home at Hardwick Meadow

In addition to the high specification offered as standard in each home at Hardwick Meadow, we are delighted to give the purchaser the option of personalising their new home with a wide range of additional specifications for you to choose from. Working with our Designers and selected suppliers, be inspired by the Personalise Options list we offer on your new home at Hardwick Meadow.

For further information on the specifications offered for each of these beautiful new homes, please speak to our Sales Representative or refer to our website [www.bellrosehomes.co.uk](http://www.bellrosehomes.co.uk).





### Energy efficient homes at Hardwick Meadow...better for the environment and save money on your energy bills!

At Hardwick Meadow we are delighted to be building energy efficient homes, which are built to the highest standards using energy saving appliances, such as Air Source Heat Pumps and energy saving lighting designs as standard. The homes will be highly insulated in the roof space and wall cavities, benefiting from the latest in double glazing window design, resulting in warmer houses that will save you money on your energy bills and reduce the impact on the environment. Each house at Hardwick Meadow will receive an Energy Performance Certificate (EPC) rating of a high B, giving you peace of mind that your new home is better for the environment.

### Part Exchange your old home for your dream home at Hardwick Meadow

At Bellrose we are pleased to offer a part-exchange scheme to all our customers, enabling a speedy, hassle-free move into your new home at Hardwick Meadow. Please speak to our Sales Representative or refer to our website [www.bellrosehomes.co.uk](http://www.bellrosehomes.co.uk) for more information.

### Our charity pledge at Hardwick Meadow

At Bellrose we are very proud to support the charity Lincs & Notts Air Ambulance (LNAA), who provide life-saving emergency care to people living in Lincolnshire and Nottinghamshire.

Bellrose Homes has developed a Partnership Pledge with LNAA, in which £1000.00 will be gifted from us to this outstanding charity upon Legal Completion of every home sold at all our development sites including Hardwick Meadow, recognising the invaluable work the dedicated doctors, paramedics and pilots do in providing pre-hospital emergency care.

For more details on how to support the vital work of Lincs & Notts Air Ambulance (LNAA), visit [www.ambucopter.org.uk](http://www.ambucopter.org.uk)





# EAST BARKWITH

## Site Location – Hardwick Meadow

East Barkwith is a village and Civil Parish in the East Lindsey District of Lincolnshire and conveniently situated next to the A157 between Louth and Lincoln, approximately 13 miles north east of Lincoln and 9 miles from the town of Market Rasen. Our Hardwick Meadow site is situated in a quiet location within the village, just off Willingham Road in East Barkwith.

East Barkwith enjoys excellent commuting links, with Lincoln Central Station having twelve daily direct trains to London Kings Cross Station and a train station also at Market Rasen.

The village has a bustling community with a great range of amenities including a village shop and post office, a traditional country pub 'The Crossroads Inn' that also serves food, a village hall and a play park. The village also has St Mary's church, which is a Grade II listed building dating from the early 12th Century. Situated in beautiful rolling countryside, there are a variety of country walks around East Barkwith to be discovered. As well as walking routes, there is also an abundance of cycle routes to enjoy.

### Schools

There are excellent schooling options in the area:

#### Primary Schools

- Middle Rasen Primary Ofsted graded 'Good'
- Wragby Primary School Ofsted graded 'Good'.

#### Secondary Schools

- Queen Elizabeth's Grammar School, Horncastle Ofsted graded 'Outstanding'
- Caistor Grammar School Ofsted graded 'Outstanding'
- De Aston School, Market Rasen graded 'Good'.

The nearby town of Market Rasen is a thriving market town, home to the Market Rasen Golf Club, renowned for its challenging course and picturesque heathland, as well as the new Leisure Club with well-equipped gym, outdoor sports pitches and indoor sports halls. The town also has the Market Rasen Racecourse, which as well as regular horse racing events, hosts live music festivals and fairgrounds. There is also a range of local independent retailers, regular markets in the cobbled square, boutique hotel, public houses, library and healthcare providers.

East Barkwith village is only a 20-minute drive to the historic Cathedral and University City of Lincoln, which has a busy high street of shops and department stores, plus banking, multiplex cinema, marina and art galleries. The famous 'Steep Hill' leads to the uphill area of Lincoln and the Bailgate, with its quaint boutiques, restaurants, Lincoln Castle, Cathedral and Bishop Grosseteste University.

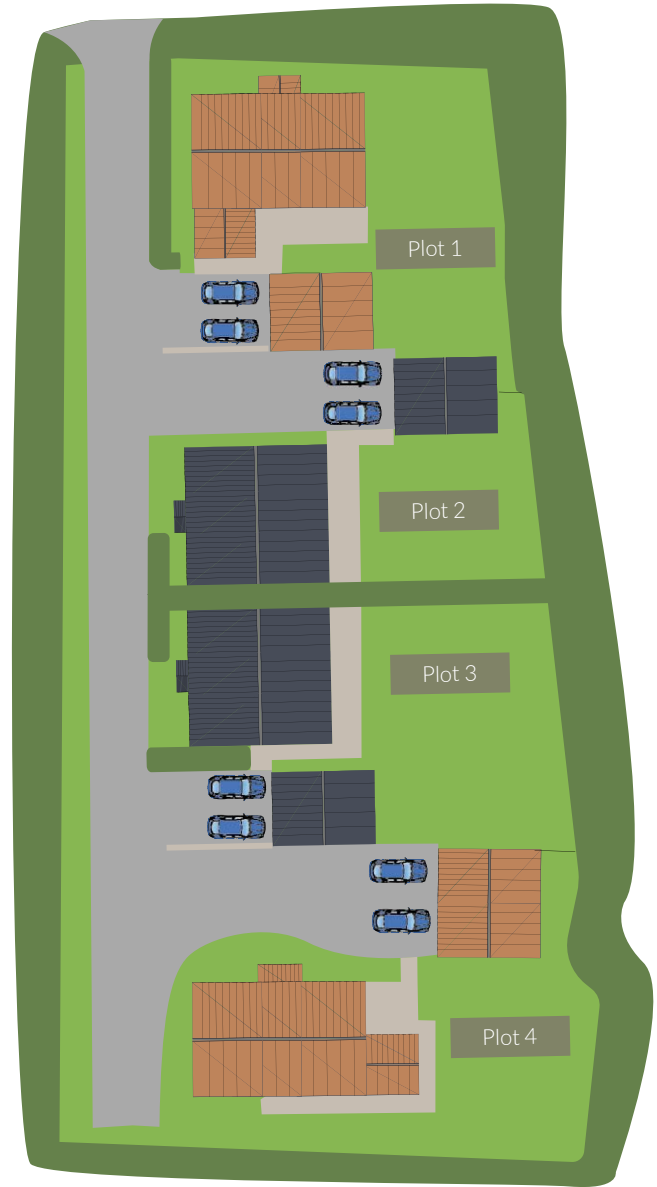


# Hardwick Meadow

## Site Map



Plot	Name	Description	Total Area	Build Completion (subject to change)
1	Poppy House <b>SOLD</b>	4 bedroom detached house with garage	1942sqft /180.5sqm	2023
2	Bluebell House	4 bedroom detached house with garage	1744sqft /162,1sqm	2024
3	Lilac House	4 bedroom detached house with garage	1744sqft /162.1sqm	2024
4	Primrose House	4 bedroom detached house with garage	1959sqft /182sqm	2024



# Poppy House **SOLD**



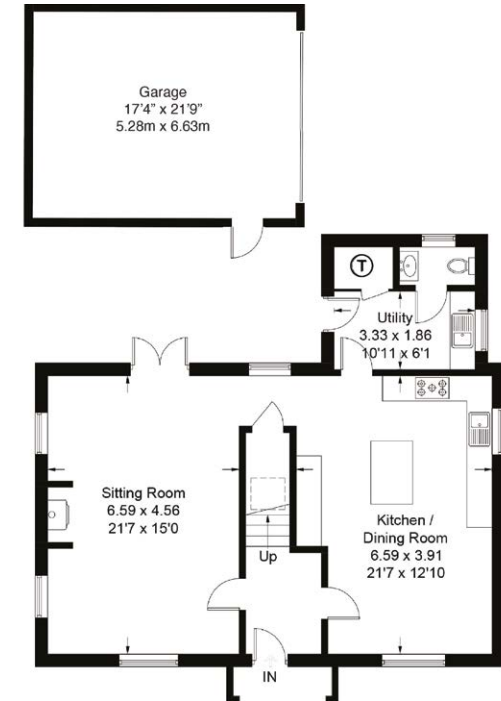
Total Floor Area: 1942sqft / 180.5sqm

Ground Floor	ft & inches	metres
Sitting Room	21'7" x 15'0"	6.59m x 4.56m
Kitchen / Dining Room	21'7" x 12'10"	6.59m x 3.91m
Utility Room	10'11" x 6'1"	3.33m x 1.86m
WC	5'10" x 3'	1.8m x 0.97m
Garage	17'4" x 21'9"	5.28m x 6.63m

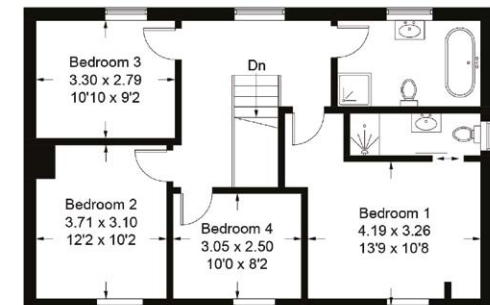
First Floor	ft & inches	metres
Bedroom 1	13'9" x 10'8"	4.19m x 3.26m
Bedroom 2	12'2" x 10'2"	3.71m x 3.10m
Bedroom 3	10'10" x 9'2"	3.30m x 2.79m
Bedroom 4	10'0" x 8'2"	3.05m x 2.50m
Bathroom	11'1" x 6'7"	3.4m x 2.05m
Ensuite	10'1" x 3'6"	3.1m x 1.1m

\*All dimensions are subject to build

Ground Floor



First Floor



For further information on this beautiful new home, a comprehensive specification together with options to personalise Poppy House is listed on our website, or please ask our Sales Representative for a copy.



Poppy House

- Hardwick Meadow -

Front CGI



Poppy House

- Hardwick Meadow -

Rear CGI



Poppy House

- Hardwick Meadow -

Kitchen / Dining Room CGI



Poppy House

- Hardwick Meadow -

Sitting Room CGI



# Bluebell House



Total Floor Area: 1744sqft / 162.1sqm

Bluebell House is a stunning new four-bedroomed detached family home, constructed to a very high specification in natural Ancaster stone with a contrasting grey slate roof and vintage cream sash windows with natural stone lintels over and under. The home is approached by a private block and gravel driveway, with garage and landscaped front garden leading to a welcoming porch with sage green front door. Internally, this new Bellrose home incorporates a beautiful open plan Symphony kitchen, in a choice of colours with integrated appliances,

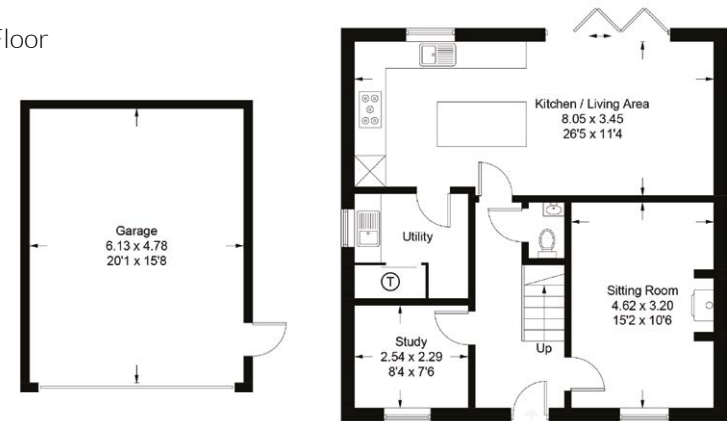
dining and family area overlooking a generous timber fenced rear garden with patio. There is a separate spacious sitting room and option of installing a log burning stove for cosy nights in. Leading from the kitchen, there is a utility room with space for washing machine, dryer and a cloakroom on the ground floor. Upstairs, the landing leads to four double bedrooms, ensuite to the principal bedroom and a family bathroom with option of free-standing bath.

Ground Floor	ft & inches	metres
Sitting Room	15'2" x 10'6"	4.62m x 3.20m
Kitchen / Living Area	26'5" x 11'4"	8.05m x 3.45m
Utility Room	11'6" x 5'1"	3.54m x 1.56m
Study	8'4" x 7'6"	2.54m x 2.29m
Garage	20'1" x 15'8"	6.13m x 4.78m

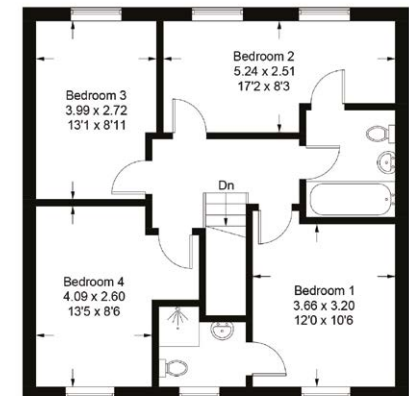
First Floor	ft & inches	metres
Bedroom 1	12'0" x 10'6"	3.66m x 3.20m
Bedroom 2	17'2" x 8'3"	5.24m x 2.51m
Bedroom 3	13'1" x 8'11"	3.99m x 2.72m
Bedroom 4	13'5" x 8'6"	4.09m x 2.60m
Bathroom	7'7" x 6'4"	2.37m x 1.97m
Ensuite	6'7" x 7'1"	2.06m x 2.16m

*\*All dimensions are subject to build*

Ground Floor



First Floor



For further information on this beautiful new home, a comprehensive specification together with options to personalise Bluebell House is listed on our website, or please ask our Sales Representative for a copy.



Bluebell House

- Hardwick Meadow -

Front CGI



Bluebell House

- Hardwick Meadow -

Rear CGI





Bluebell House

- Hardwick Meadow -

Sitting Room CGI



Bluebell House

- Hardwick Meadow -

Bathroom CGI

# Lilac House



Total Floor Area: 1744sqft / 162.1sqm

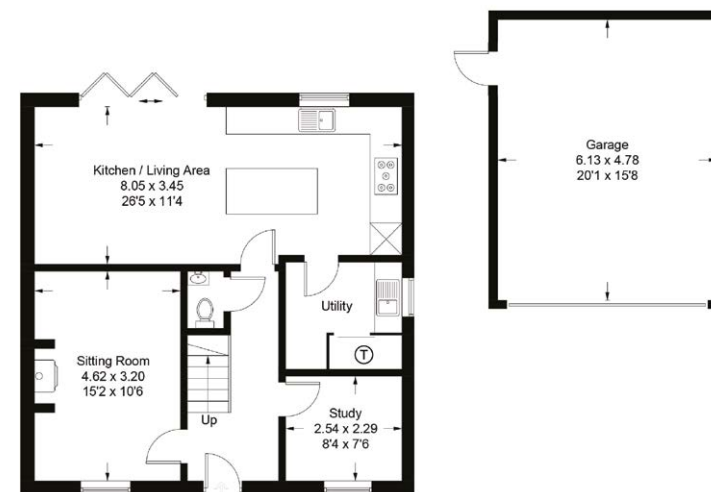
Lilac House will be a stunning new four-bedroomed detached family home, constructed to a very high specification in natural Ancaster stone with a contrasting grey slate roof and vintage cream sash windows with natural stone lintels over and under. The home will be approached by a private block and gravel driveway, with garage and landscaped front garden leading to a welcoming porch with sage green front door. Internally, this new Bellrose home will incorporate a beautiful handmade bespoke kitchen by local cabinet maker Peter Jackson,

in a choice of colours with integrated appliances. The kitchen opens out on to a dining and family area overlooking a generous timber fenced rear garden with patio. There is a separate spacious sitting room and option of installing a log burning stove for cosy nights in. Leading from the kitchen, there is a utility room with space for washing machine, dryer and a cloakroom on the ground floor. Upstairs, the landing will lead to four double bedrooms, ensuite to the principal bedroom and a family bathroom with option of free-standing bath.

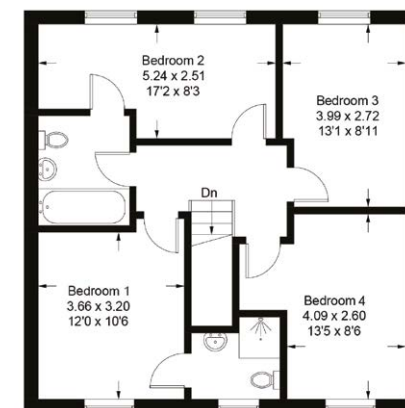
Ground Floor	ft & inches	metres
Sitting Room	15'2" x 10'6"	4.62m x 3.20m
Kitchen / Living Area	26'5" x 11'4"	8.05m x 3.45m
Utility Room	11'6" x 5'1"	3.54m x 1.56m
Study	8'4" x 7'6"	2.54m x 2.29m
Garage	20'1" x 15'8"	6.13m x 4.78m
First Floor	ft & inches	metres
Bedroom 1	12'0" x 10'6"	3.66m x 3.20m
Bedroom 2	17'2" x 8'3"	5.24m x 2.51m
Bedroom 3	13'1" x 8'11"	3.99m x 2.72m
Bedroom 4	13'5" x 8'6"	4.09m x 2.60m
Bathroom	7'7" x 6'4"	2.37m x 1.97m
Ensuite	6'7" x 7'1"	2.06m x 2.16m

*\*All dimensions are subject to build*

Ground Floor



First Floor



For further information on this beautiful new home, a comprehensive specification together with options to personalise Lilac House is listed on our website, or please ask our Sales Representative for a copy.



Lilac House

- Hardwick Meadow -

Front CGI



Lilac House

- Hardwick Meadow -

Rear CGI

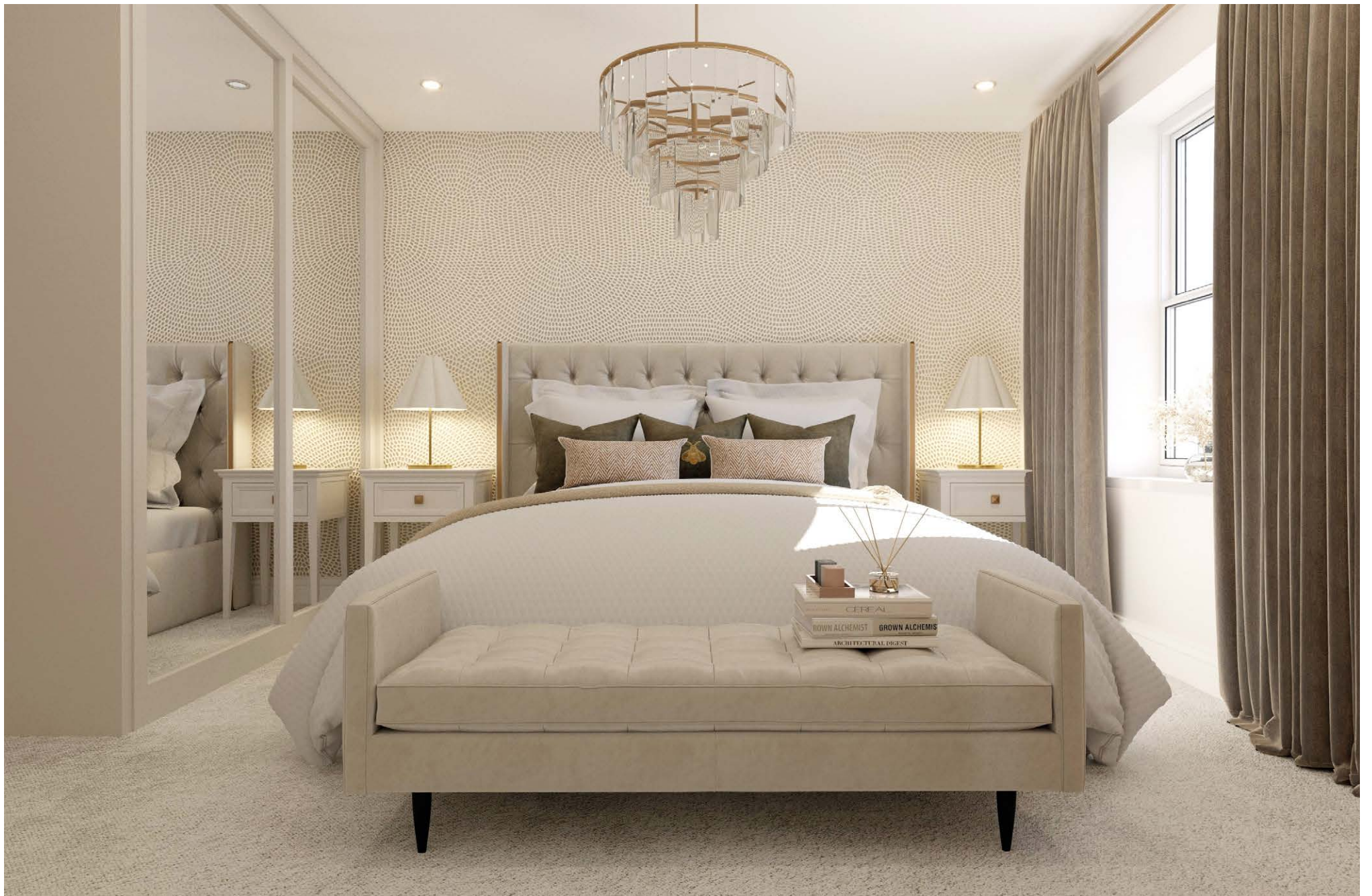




Lilac House

- Hardwick Meadow -

Utility CGI



# Primrose House



Total Floor Area: 1959sqft / 182sqm

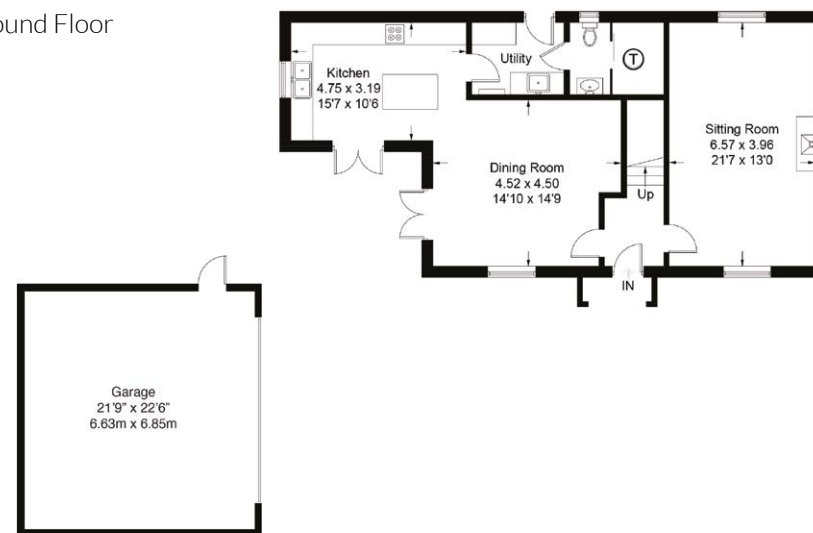
Primrose House will be a stunning new four-bedroomed detached family home, constructed to a very high specification with a much larger than standard footprint of 182sqm. The house will be presented in traditional brick with a red pantile roof and vintage cream sash windows with natural stone lintels over and under. Primrose House will be approached by a private block and gravel driveway, with garage and landscaped front garden, leading to a welcoming porch with cream front door. Internally, this new Bellrose home will incorporate a beautiful open plan luxury kitchen, in a choice of colours with integrated appliances and dining

area overlooking a generous wrap-around rear garden with patio. There is a separate spacious sitting room, with feature oak beam fireplace and option of installing a log burning stove for cosy nights in. Leading from the kitchen, there is a utility room with space for washing machine, tumble dryer and a cloakroom on the ground floor with plenty of room for storage. Upstairs, the open landing will lead to four generous double bedrooms with lovely countryside views, ensuite to the principal bedroom and a family bathroom with option of free-standing bath.

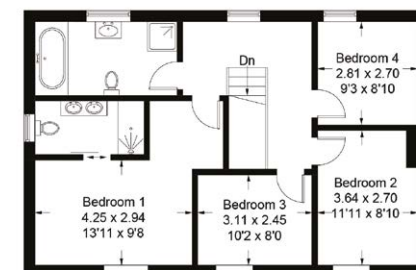
Ground Floor	ft & inches	metres
Sitting Room	21'7" x 13'0"	6.57m x 3.96m
Kitchen	15'7" x 10'6"	4.75m x 3.19m
Dining Room	14'10" x 14'9"	4.52m x 4.50m
Garage	8'0" x 6'3"	2.47m x 1.95m
First Floor	ft & inches	metres
Bedroom 1	13'11" x 9'8"	4.25m x 2.94m
Bedroom 2	11'11" x 8'10"	3.64m x 2.70m
Bedroom 3	10'2" x 8'0"	3.11m x 2.45m
Bedroom 4	9'3" x 8'10"	2.81m x 2.70m
Bathroom	12'5" x 6'4"	3.83m x 1.97m
Ensuite	9'5" x 4'7"	2.91m x 1.45m

*\*All dimensions are subject to build*

Ground Floor



First Floor



For further information on this beautiful new home, a comprehensive specification together with options to personalise Primrose House is listed on our website, or please ask our Sales Representative for a copy.



Primrose House

- Hardwick Meadow -

Front CGI



Primrose House

- Hardwick Meadow -

Rear CGI



Primrose House

- Hardwick Meadow -

Kitchen CGI





Primrose House

- Hardwick Meadow -

Living Room CGI











East Barkwith

- Hardwick Meadow -

External CGI



East Barkwith

- Hardwick Meadow -

Aerial CGI



# BELLROSE

HOMES

[www.bellrosehomes.co.uk](http://www.bellrosehomes.co.uk)

**Ryland  
Design**

| architecture

Please note that photographs / visuals are for illustrative purposes only. Specification is subject to variation without notice. All measurements are approximate having been taken from plans and are for guidance purposes only. Bellrose Homes reserves the right to amend the plans and specifications.

Computer generated images are not to scale.

Finishes and materials may vary and landscaping is illustrative only.

Selling Agent:

✉ [enquiries@tnha.co.uk](mailto:enquiries@tnha.co.uk)

🖱 [thenewhomesagent.co.uk](http://thenewhomesagent.co.uk)

☎ 01522 440445

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