



STUNNING GRADE II LISTED 4 BEDROOM STONE BARN CONVERSION SET IN 0.4 OF AN ACRE.

THE THRESHING BARN
SLEAFORD ROAD, NAVENBY, LINCOLN



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53' open plan kitchen living space ♦ vaulted ceiling with galleried landing ♦ 4 bedrooms (2 en suite) ♦ bathroom & shower room ♦ walled gardens front & back ♦ paddock ♦ car port ♦ off street parking ♦ open views ♦ barn conversion of the year 2018

Directions

From Lincoln take the A607 south towards Grantham passing through the village of Waddington. On entering Navenby take the first left and follow Green Man Road for approximately 2 miles until the junction with the A15. Turn right then immediately left and follow the track, The Threshing Barn is on the left.

Situation

Navenby lies approximately 8 miles south of the historical city of Lincoln and is a highly desirable village with a good selection of independent shops including antique centre, bespoke interior furnishings, café, two pubs and awarding winning butcher/bakery. There is also a medical centre, Co-op store, Post Office and primary school. The village is ideally located for commuting north to Lincoln or south to Grantham which has road links to the A1 and mainline rail to London (Kings Cross from 70 minutes).



Description

The Threshing Barn is a stunning and award winning grade II listed stone barn conversion set in 0.4 of an acre in this attractive development of four stone barns. Set back from the road with far reaching views across open countryside this two storey barn has been modernised to a superb standard combining period features with contemporary living. The open plan layout makes it ideal for entertaining, this is the ultimate arty barn.

In more detail the accommodation comprises double aspect snug with exposed beams, cupboard and shower room. Breath-taking double aspect open plan living space with part vaulted ceiling, full height windows, double doors opening onto both gardens, exposed beams, brickwork and stone, oak flooring with under floor heating and a Scandinavian Stove on a tiled hearth. The open plan kitchen has an excellent range of fitted wall and base units with integrated appliances, granite worktops, central island and a stone floor with under floor heating.

The first floor is accessed via a rather special stone and brick staircase with a long landing including a glazed gallery overlooking the reception space which leads to the double aspect master bedroom with en suite shower room, guest bedroom with en suite shower, two further bedrooms and a luxurious family bathroom.

Outside there is off street parking for several vehicles and an open car port. There are walled gardens to the east and west mostly laid to lawn with a paved barbeque area. There is a further garden/small paddock to the north with stone walls on two sides surrounded by mature woodland.

The farm track is owned by Blankney Estates and the first 15 metres is due to be resurfaced, the maintenance of the remaining track is shared by the four barns.

Energy Performance A copy of the full Energy Performance Certificate is available upon request.

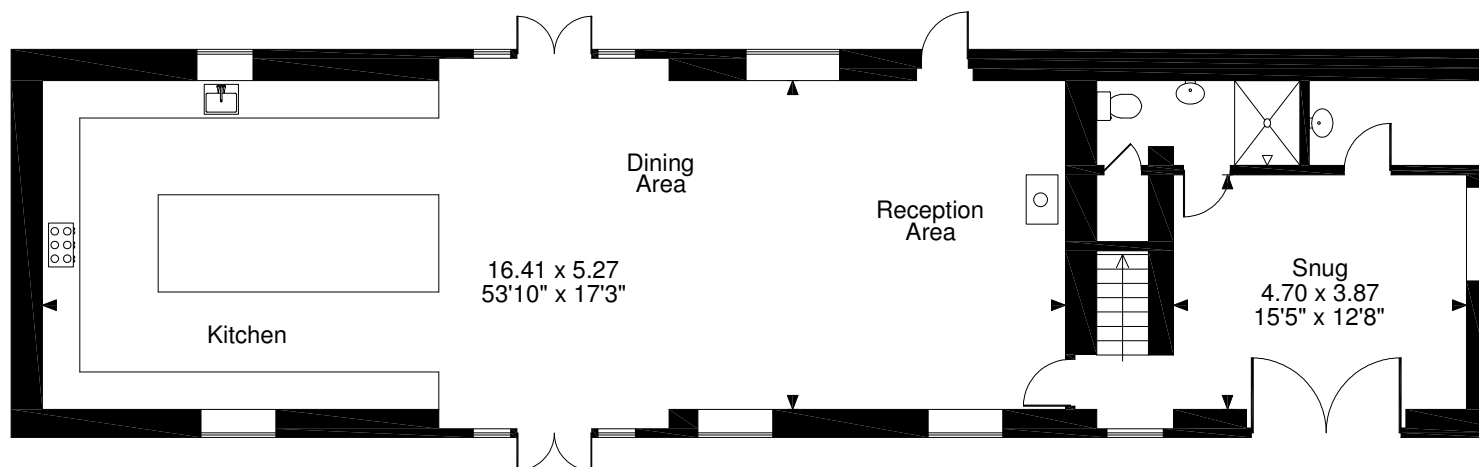
Viewing Strictly by appointment with Savills.



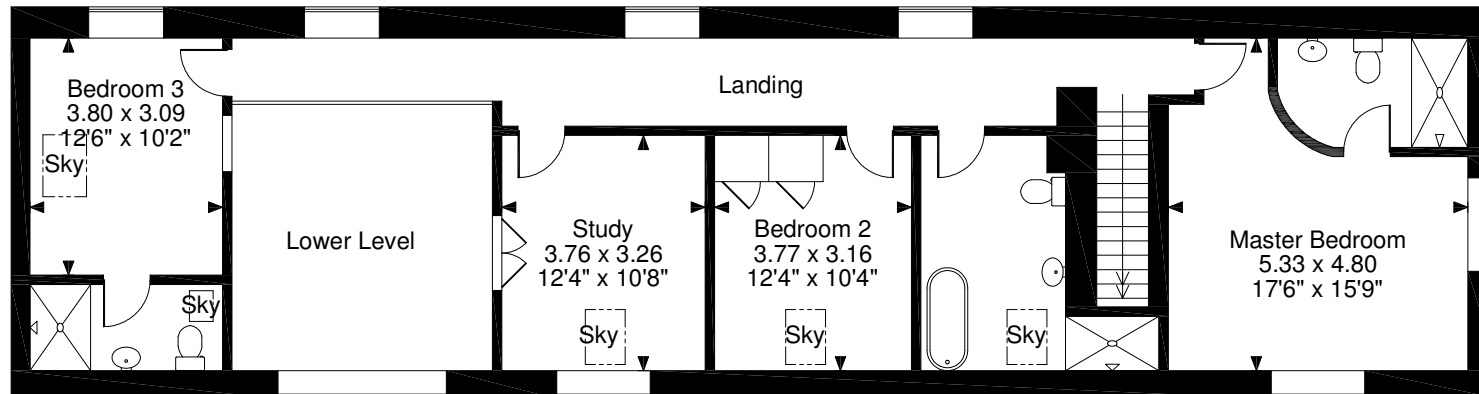
FLOORPLANS

Main House gross internal area = 2,431 sq ft / 226 sq m

Cottage gross internal area = 231 sq ft / 21 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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