



**Manor Farm Barn, Main Street, Brampton,
Lincoln, LN1 2EG**



Book a Viewing!

£525,000

A truly exceptional Grade II Listed barn conversion, nestled in a discreet position within the idyllic rural hamlet of Brampton. Sympathetically restored and beautifully appointed, the property combines timeless character with contemporary elegance, offering generous and versatile living accommodation throughout. The impressive interior opens with a welcoming reception hall, leading to a magnificent open plan kitchen, dining and living space, complete with integrated appliances and a feature log burner, utility room, a versatile sitting room/ground floor bedroom with log burner and a stylish shower room complete the ground floor. A charming galleried landing leads to two superb double bedrooms, each benefiting from luxurious en-suite facilities and walk-in wardrobes. Approached via a private gated entrance, the property is set within an extensive gravelled courtyard providing ample parking and access to a substantial double garage.





SERVICES

Mains electricity, water and drainage. Oil central heating.

EPC RATING — C.

COUNCIL TAX BAND — D (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Brampton is a Hamlet in the West Lindsey District of Lincolnshire and is situated approximately nine miles North West of the City of Lincoln and approximately one mile North East of Torksey. Brampton is also within close proximity of Lincoln Golf Club.





ACCOMMODATION

ENTRANCE HALL

With engineered wood flooring, under floor central heating and double glazed window to front aspect.

BEDROOM 3/SITTING ROOM

17' 8" x 14' 1" (5.41m x 4.31m) With two double glazed windows to rear aspect, engineered wood flooring with underfloor heating, wood burner with feature fireplace and stone tiled hearth and spotlights.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer, built-in storage cupboard/airing cupboard housing the hot water cylinder, oil central heating boiler, plumbing and space for washing machine, space for tumble dryer, tiled flooring with underfloor heating, spotlights, double glazed window to rear aspect and door to the rear garden.

SHOWER ROOM

Fitted with a three piece suite to comprise of shower cubicle, close coupled WC and wash hand basin, tiled walls, shaver point, extractor fan, chrome towel radiator and double glazed window to rear aspect.

OPEN PLAN LIVING & KITCHEN AREA

45' 11" x 17' 2" (14.00m x 5.25m)

KITCHEN AREA

Fitted with a range of quality wall and base units with granite work surfaces, central island with undermount sink with mixer tap over, integrated fridge, freezer, dishwasher, microwave and Range cooker with extractor fan over, breakfast bar, engineered wood flooring with underfloor heating, spotlights and double glazed window to front aspect.

LIVING AREA

With feature double glazed oak main entrance doors and side windows, part exposed brickwork, Inglenook fireplace and wood burner, inset spotlights to ceiling, open oak staircase leading to the First Floor Galleried Landing, engineered wood flooring with underfloor heating, four double glazed windows to front and rear aspects, large floor to ceiling oak double glazed window and door to the rear elevation.

GALLERIED LANDING

With vaulted ceiling with exposed beams, feature floor to ceiling double glazed oak window to the rear aspect, engineered wood flooring with underfloor heating and part exposed brickwork.





BEDROOM 1

16' 3 (max)" x 12' 10 (max)" (4.95m x 3.91m) With double glazed windows to side and rear aspects, exposed beams to ceiling, spotlights, underfloor heating, Velux window and walk-in wardrobe with hanging rail and light.

EN-SUITE BATHROOM

Fitted with a three piece suite to comprise of free standing bath, shower cubicle, close coupled WC and wash hand basin, tiled flooring with underfloor heating, part tiled walls, chrome towel radiator and Velux window.



BEDROOM 2

15' 7" x 12' 10" (4.75m x 3.92m) With double glazed windows to rear aspect, exposed beams to ceiling, spotlights, underfloor heating and walk-in wardrobe with hanging rail and light.

EN-SUITE BATHROOM

Fitted with a three piece suite to comprise of free standing bath, close coupled WC and wash hand basin, tiled flooring with underfloor heating, part tiled walls, chrome towel radiator and Velux window.

OUTSIDE

There is a gated entrance leading to the gravelled courtyard area providing off road parking and hard standing for vehicles and giving access to the double garage. There is a covered patio seating area and established flowerbeds. To the rear of the property there is a gravelled garden with raised flowerbeds, a variety of shrubs, a patio area and shed.

DOUBLE GARAGE

With two double doors, light and power.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

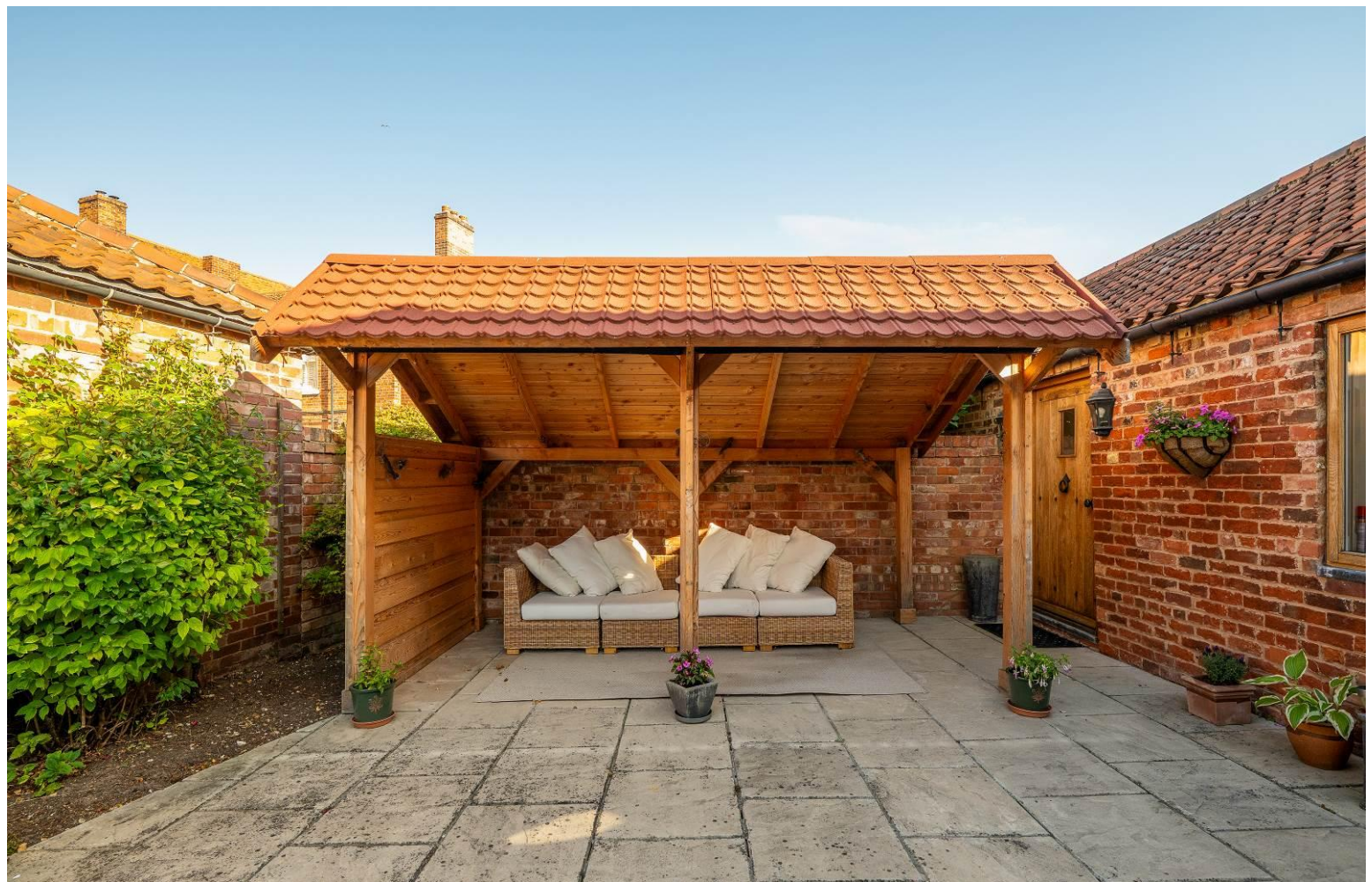
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

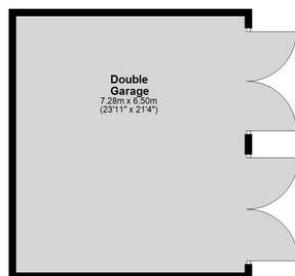
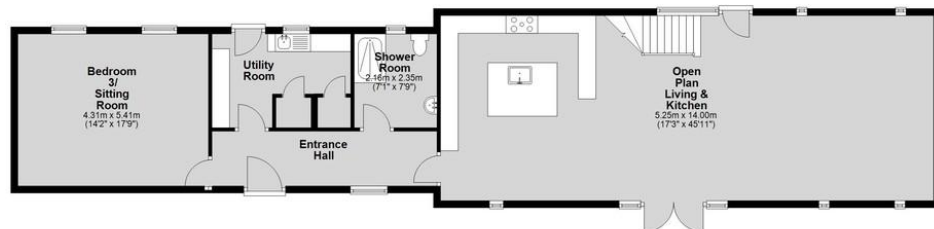
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

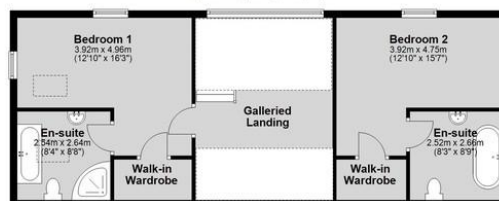




Ground Floor
Approx. 172.1 sq. metres (1852.7 sq. feet)



First Floor
Approx. 71.8 sq. metres (772.4 sq. feet)



Total area: approx. 243.9 sq. metres (2625.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

www.mundys.net