



Newstead Road,  
Belmesthorpe, PE9 4JJ



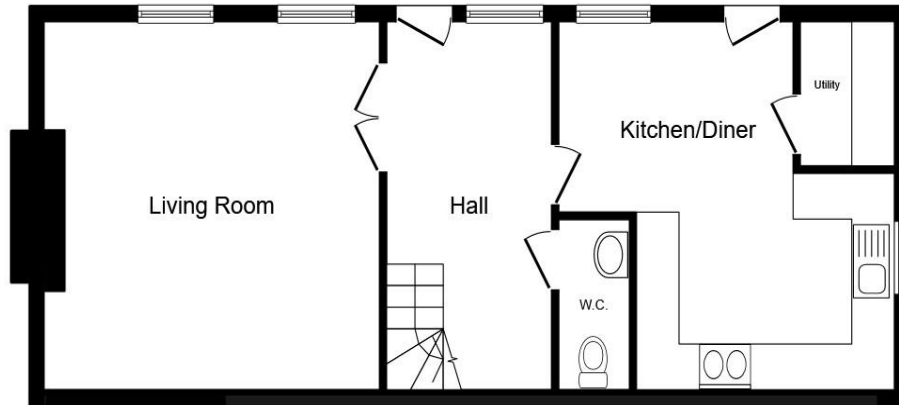
**KNIGHT**  
PARTNERSHIP



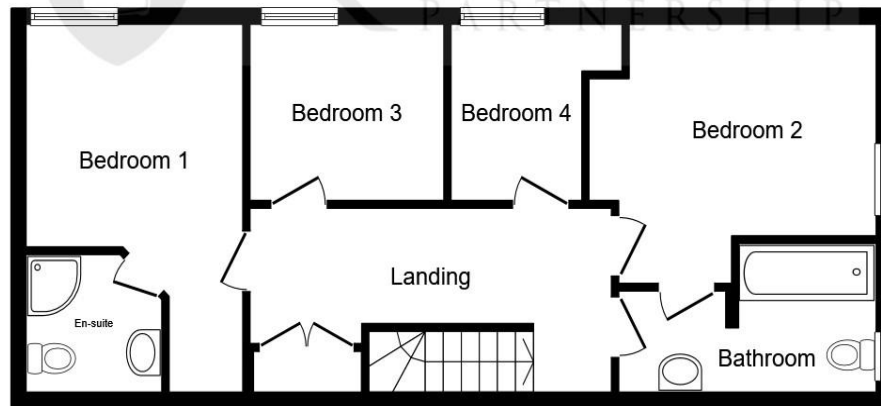
## *Welcome to* **Newstead Road**

Positioned in a semi-rural location, in a small cluster of similar properties, is this charming spacious barn conversion with exposed stonework & beams throughout. Offering easy access to the villages of Belmesthorpe & Ryhall for local amenities, and a short drive to the market town of Stamford.





**Ground Floor**



**First Floor**

**Entrance Hall**

15' 7" x 7' 8" ( 4.75m x 2.34m )

**Cloakroom**

2' 7" x 6' 1" ( 0.79m x 1.85m )

**Living Room**

15' 7" x 15' 11" ( 4.75m x 4.85m )

**Kitchen Dining Room**

15' 7" x 15' 9" ( 4.75m x 4.80m )

**Utility Room**

5' 8" x 4' 6" ( 1.73m x 1.37m )

**Bedroom One**

15' 7" x 10' 11" ( 4.75m x 3.33m )

**En-Suite Shower Room**

6' 3" x 5' 11" ( 1.91m x 1.80m )

**Bedroom Two**

11' 2" x 11' 11" ( 3.40m x 3.63m )

**Bedroom Three**

7' 7" x 9' ( 2.31m x 2.74m )

**Bedroom Four**

7' 7" x 7' 11" ( 2.31m x 2.41m )

**Jack & Jill Bathroom**

4' 6" x 12' 5" ( 1.37m x 3.78m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

*Welcome to*

## Newstead Road

- Characterful Barn Conversion
- Semi-Rural Location with Easy Access to Nearby Villages
- Four Bedrooms, En-Suite & Jack & Jill Bathroom
- Exposed Stonework, Beams & Wood Burning Fireplace
- Kitchen Dining Room with Aga
- Utility Room & Cloakroom
- Double Garage & Ample Driveway for Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

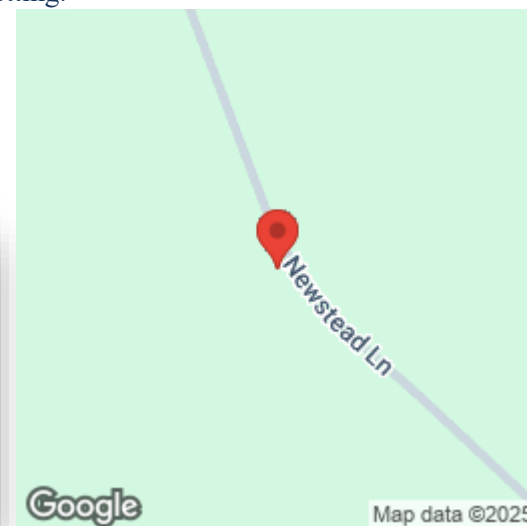
**£625,000**

This spacious characterful barn conversion offers the following accommodation: Generous entrance hall with flagstone floor leading to a cloakroom and giving access through double doors to the living room which has a large stone fireplace with wood burning stove, exposed stonework and beams. To the other side of the hall is the kitchen dining room with a bay window, an oil burning Aga with electric hob and space for an under-counter fridge and dishwasher. The utility room beyond which has space for a washing machine and freezer. The kitchen also has a stable door out to the garden.

Upstairs the main bedroom has an en-suite shower room, and there are three further bedrooms and a re-fitted Jack & Jill bathroom with Jacuzzi bath and access off the hall and the second bedroom. The loft has been fully insulated.

The beautifully kept garden to the front is mainly laid to lawn with mature borders, a patio area and a shed and gives access to the driveway which has ample parking and leading to the double garage with power and lighting.

The property offers a wealth of character with exposed stonework and beams throughout. Viewing is highly recommended to fully appreciate this lovely home and rural setting.



Please note the marker reflects the postcode not the actual property

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