

# Elm Farm Barns

Spridlington



MOUNT & MINSTER



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Spridlington

An unrivaled opportunity to acquire one of the finest properties in Lincolnshire, which combines 5,941sqft of beautiful period features and exquisite traditional craftsmanship with contemporary modern design.

## INTRODUCTION

A unique opportunity to acquire a stunning, Grade II listed, stone five-bedroom barn conversion in the picturesque village of Spridlington, with open countryside views. The property offers well-considered, spacious accommodation throughout and has been finished to the highest quality. To the ground floor the property briefly comprises, entrance hall, a spectacular open plan kitchen/dining/living room with a vaulted ceiling featuring exposed beams and steel truss work. Bifold doors open out onto the large patio courtyard. The kitchen was designed and fitted by well renowned Krantz Design and includes an impressive 4m by 2m island unit, built in larder and a comprehensive range of Miele integrated appliances. A delightful sun room runs the full length of the rear of the property, and provides further direct access onto the large south-west facing patio courtyard via bifold doors - ideal for alfresco dining and entertaining. The impressive living room has a double-height vaulted ceiling with exposed beams and steel truss work, bespoke built in book shelving with ladder, an Aduro hybrid pellet/wood burning stove and a mezzanine landing above.

The superb games room, large utility/boot room, downstairs cloakroom with WC and hand basin, and two ground floor double bedrooms, both with ensuite bathrooms, completes the ground floor accommodation. The ground floor benefits from multi-zoned underfloor heating, zoned lighting and stunning Italian Limestone flooring. The bespoke central staircase leads to the front and rear first floor elevations of the property. The front elevation, accessed via the galleried landing which overlooks the living room, contains a master bedroom with vaulted ceiling, exposed beams, built in wardrobes and extensive views across open countryside. There is a further double bedroom with built in wardrobes and a family bathroom with underfloor heating, free standing bath, walk in double shower, WC and twin sinks.

The rear elevation contains a spacious master suite which includes: a bathroom with underfloor heating, walk in shower, WC, and twin sinks; a walk in wardrobe and dressing area and a stunning bedroom, which was originally a dovecote, and has an array of period features including double-height vaulted ceiling with exposed beams, a spectacular arched picture window, and exposed brickwork.

At the top of the stairs there is a large open plan landing which can be used as a study, music room or home gym. Outside the property is approached via a quiet rural country lane, and accessed via wooden gates which lead to ample off road parking and double garage. The patio courtyard is accessed via both the open plan kitchen/dining/living room and sun room. The landscaped garden beyond is primarily laid to lawn with mature planted beds. There is also a large, detached stone annexe with power and drainage which could easily be converted into a granny flat, home office, gym or holiday let. A further smaller outbuilding provides additional garden storage and has scope to re-purpose.

## LOCATION

Spridlington is a popular village nine miles north of Lincoln to the east of the A15. with an active community, The village benefits from a social club which meets every first Friday in the month and is ideally situated for Welton just three miles to the south with its excellent range of facilities including the sought after William Farr School. Lincoln is just nine miles away with its range of shops, restaurants, university and the Cathedral Quarter. For commuting further afield the M180 is just 17 miles away and Newark North Gate is just 26 miles away with its direct link into London Kings Cross taking just one hour and fifteen minutes.



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## SERVICES

Mains water, private drainage and oil fired central heating. Spridlington benefits from full fibre to property broadband.

## TENURE

Freehold with vacant possession on completion.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

## COUNCIL TAX BAND

Band: G

West Lindsey District Council

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## PARTICULARS

Drafted and photographs taken following clients' instructions of April 2024. Included in the brochure are three photos of the garden taken in June 2023.

## VIEWINGS

By prior arrangement with the Agents (01522 716204).

## ADDITIONAL INFORMATION

The property has planning permission for a swimming pool.

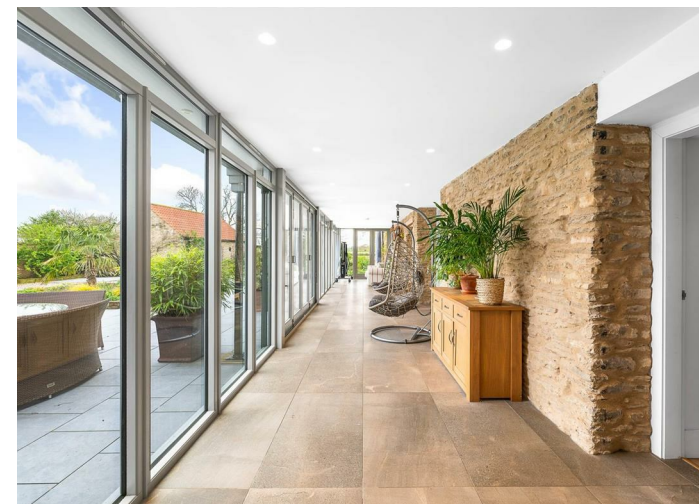
For further details, please contact Mount & Minster:

T: 01522 716204

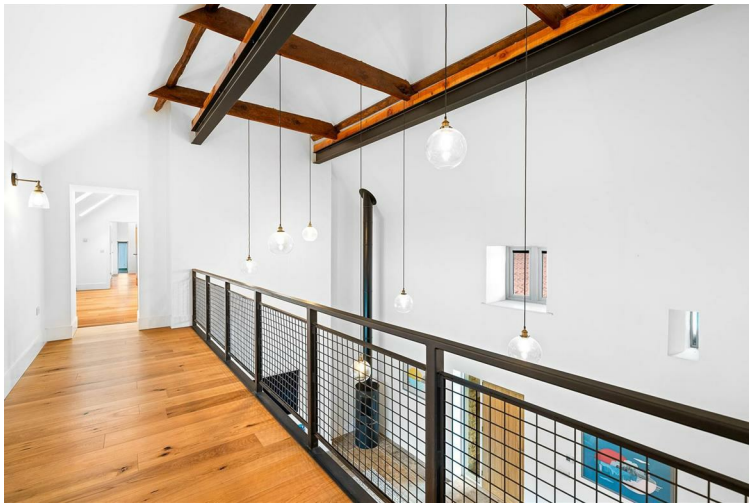
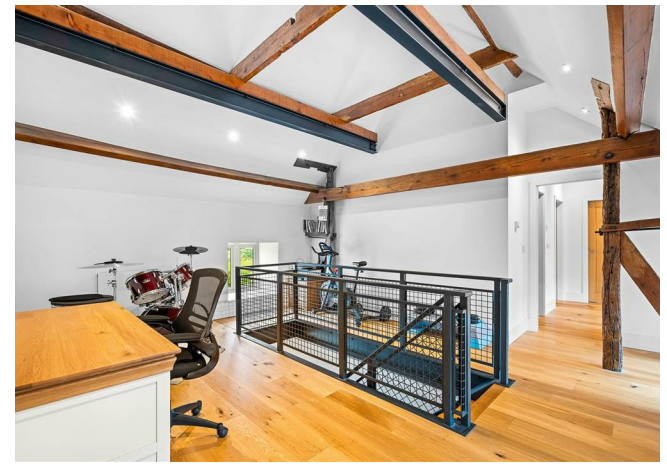
e: [ellen@mountandminster.co.uk](mailto:ellen@mountandminster.co.uk)

## BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.









**Approx. Gross Internal Floor Area 6307 sq. ft / 586.06 sq. m (Including Garage & Annexe)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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