

Rose Barn

Allington



MOUNT & MINSTER



# Rose Barn

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A splendid single storey barn conversion with an abundance of character and period features throughout, situated in a secure and discreet position with private parking and electric gates.

- Barn Conversion
- Original Features
- Superb Village
- Electric Gates
- Garage & Carport
- Two Reception Rooms
- Kitchen & Utility
- Three Bedrooms
- Two Bathrooms
- No Onward Chain



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## DESCRIPTION

Tucked away in this popular village, surrounded by similarly impressive country homes, sits this elegant and impressive residence with copious amounts of warmth and character. This handsome home has huge amounts of kerb appeal externally, while also enjoying impressive character features internally as well. The spacious accommodation includes two very impressive principal reception rooms, both with log burners. One is used as a general family room with enough space to also accommodate a large dining room table as well, the other as a drawing room which is a more recent extension and has French doors onto the rear patio. There is also a traditional country-style Aga kitchen with an adjoining and generous utility room, three bedrooms and two bathrooms, including an ensuite shower room to the master bedroom.

## OUTSIDE

The property is approached through double electric gates onto a gravel driveway. There is private parking for multiple vehicles on the main drive itself which also accommodates access to the neighbouring barn as well. Additional parking is within a dedicated car port, together with the benefit of a secure garage as well. An electric car charger is installed.

One can access the rear garden either through the property itself, or via a side gate. There is a paved patio that also leads to a garden room. There is a small pond feature alongside some steps that lead up to the elevated lawns which also accommodate beds and mature trees, giving absolute privacy at every angle.

## LOCATION

Nestled in the picturesque Lincolnshire countryside, Allington near Grantham is a charming village that perfectly balances serene rural living with convenient access to urban amenities. This idyllic village is known for its scenic landscapes, historic buildings, and vibrant community spirit. Residents enjoy the tranquility of village life, surrounded by lush fields and charming cottages, while being just a short drive from the bustling market town of Grantham. The village boasts a well-regarded primary school, a cozy pub, and numerous local events that foster a strong sense of community. There are playing fields and children's play areas both within walking distance.

Allington's strategic location offers excellent connectivity, making it an ideal spot for those who commute. With easy access to the A1 and regular train services from Grantham to London King's Cross, the village is perfect for both work and leisure. The nearby Vale of Belvoir provides stunning walking trails and outdoor activities, adding to the appeal for nature enthusiasts. Whether you're seeking a peaceful retirement haven or a welcoming environment to raise a family, Allington offers an exceptional quality of life in a quintessential English village setting.

The local countryside, much of which can be seen from this attractive property, provides an ideal setting for family excursions and there are numerous quaint villages, nature reserves and historic sites to visit in close proximity. The 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

## SCHOOLS

Local Primary Schools include Allington and Sedgebrook Church of England School, as well as Long Bennington Church of England School, both of which were recently rated as Outstanding by Ofsted. Secondary Schools of particular note are The King's School and Kesteven Girls School, both in Grantham and rated as Outstanding, as well as Grantham Prep International School, again rated as Outstanding.

## SERVICES

The property is centrally heated throughout with mains water, gas, electricity and drainage.

## ENERGY PERFORMANCE

Rating: E





**COUNCIL TAX**

Band: E

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**VIEWING**

By prior arrangement with the Agents: 01476 851400.

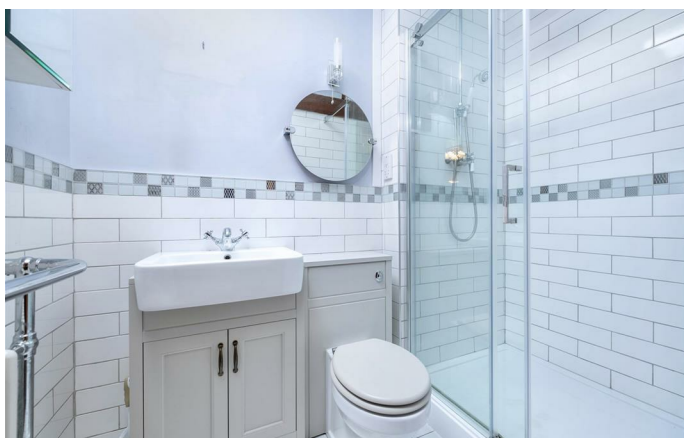
**ADDITIONAL INFORMATION**

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

**BUYER IDENTITY CHECKS**





## Dalestorth Court, Allington



Floor Plan

**Approx. Gross Internal Floor Area 1582 sq. ft / 147.00 sq. m (Excluding Garden Room)**

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

Produced by Elements Property

