

The Threshing Barn

Digby



MOUNT & MINSTER

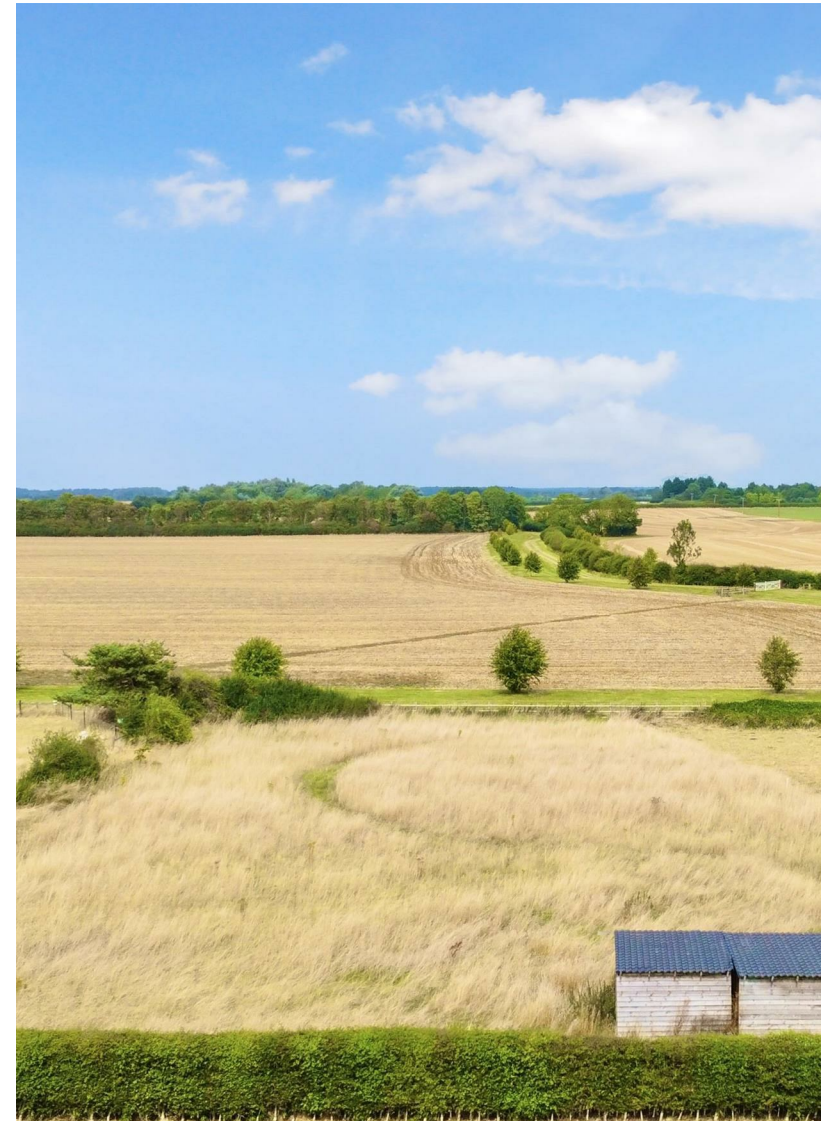


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Boasting a wealth of character and charm from top to bottom, this stunning barn conversion enjoys spacious living at its finest in a private position with commanding views over the unspoilt rural countryside.

- Detached Barn Conversion
 - Open-Plan Kitchen
 - Lounge
 - Utility & W.C.
 - Four Double Bedrooms
 - Three Bathrooms
 - Dressing Area
 - Rural Views
 - Double Garage
- London Kings Cross: 1hr (Grantham)



MOUNT & MINSTER

DESCRIPTION

A prominent stone barn having been converted in 2018 and finished to an exceptional specification. This glorious residence is set within a private development and enjoys open-plan accommodation complemented by a multitude of interesting and original features throughout that have been carefully retained and restored from top to bottom.

The open-plan kitchen and dining hall is a refined living space with underfloor heated stone flag flooring, bespoke handmade kitchen units with marbled granite work surfaces, central island with integrated dishwasher and a Belfast sink. The bespoke larder cupboards accommodate twin ovens and an integrated fridge freezer. The kitchen further benefits from LED plinth lights whilst the room as a whole has zone controlled ambient LED downlighters to its ceilings. A solid oak door leads to the utility with additional handmade units and granite work surfaces together with the downstairs WC next-door. Double oak doors lead through to the living room with a freestanding wood burning stove on a natural stone hearth, neutral carpets of notable quality and multiple TV points.

The impressive oak and glass staircase leads to the first-floor landing area where natural light is sourced from two conservation grade Velux roof windows. The hugely impressive master bedroom suite features a full length scenic window commanding stunning views over the surrounding countryside. The room has been carefully planned to allow bedroom furniture in multiple positions. A separate dressing area adjoins the en-suite shower room with a double walk in shower enclosed by thickened glass with a dual head rainwater shower.

The three guest bedrooms, one with a further en-suite shower room, are all doubles and of particular interest is the original truss beam which runs through the heart of the building creating a most charming feature with concealed LED strip lighting to complement. All of the bedrooms benefit from TV points and locally quarried limestone window sills. The lofty ceilings feature the original rafter beams and the barn's original vent slats have been preserved and glazed to provide further character and natural light. The family bathroom is equally opulent with Moduleo flooring and contemporary grey walling around a double ended panel bath with an independently controlled shower over. The vanity unit matches the rest in the two ensuites with limestone surfaces and a moulded bowl hand basin. There is natural light from a velux roof window and a full height anthracite towel rail.

OUTSIDE

The property is approached through a gated entrance onto a spacious gravel driveway with private parking for multiple vehicles. There is direct vehicular access into the double garage/carport, with a pedestrian door leading to a long garden shed alongside the main garage. There are raised beds leading to the gable-end of the barn, with a paved patio leading round to the side elevation with a raised terrace providing a superb space for outdoor dining and entertaining. The rest of the garden is predominantly laid to lawn with a dedicated vegetable garden and a covered pagoda providing an additional entertaining area.





LOCATION

Digby is situated just 12 miles south of the Cathedral City of Lincoln. Closer extensive amenities can be found in Sleaford, 7 miles further south of the village. Further amenities and local train station are located in Ruskington a mere 2.5 miles away including a supermarket, post-office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, hairdressers, coffee shops, florist and news agents.

Nestled in the heart of the Lincolnshire countryside, Digby offers a charming blend of rural tranquility and modern convenience, making it an ideal location for those seeking a serene lifestyle without compromising on amenities. This picturesque village boasts a rich history, evident in its beautiful period homes, popular pub and the stunning St. Thomas' Church, which dates back to the 12th century. The community is vibrant and welcoming, with local events and activities fostering a strong sense of belonging.

Digby is not only a haven for those who appreciate nature and history but also caters to modern family needs. The village is home to a highly regarded primary school and is within the catchment area for several outstanding secondary schools. Recreational facilities, including local parks and walking trails, provide ample opportunities for outdoor activities. The village's close-knit community, coupled with its scenic surroundings and accessibility, makes Digby a desirable location for prospective homeowners looking for a blend of rural charm and modern conveniences. Transport links are very good with the A1 to the west and train stations are located in both Sleaford and Lincoln, as well as nearby Newark and Grantham, the latter taking approximately 1 hour by train to London Kings Cross.

SCHOOLS

Digby offers local primary schools including a Church of England school within the village itself, and the Tedder Primary School nearby which has an 'Outstanding' Ofsted rating. Close by there are secondary schools which include Carre's Grammar School, St George's Academy and Kesteven and Sleaford High School.

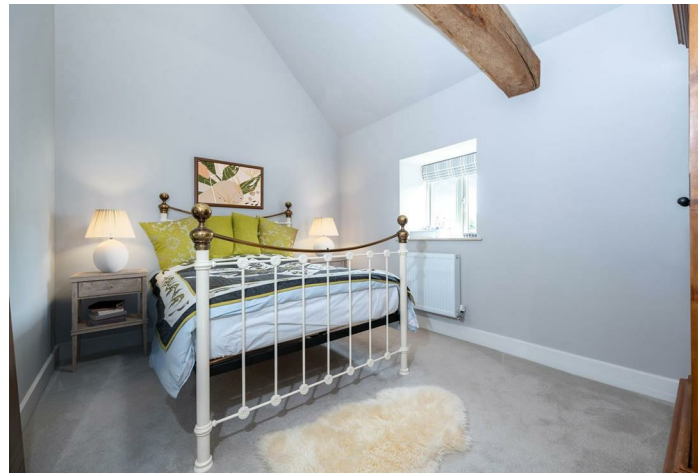
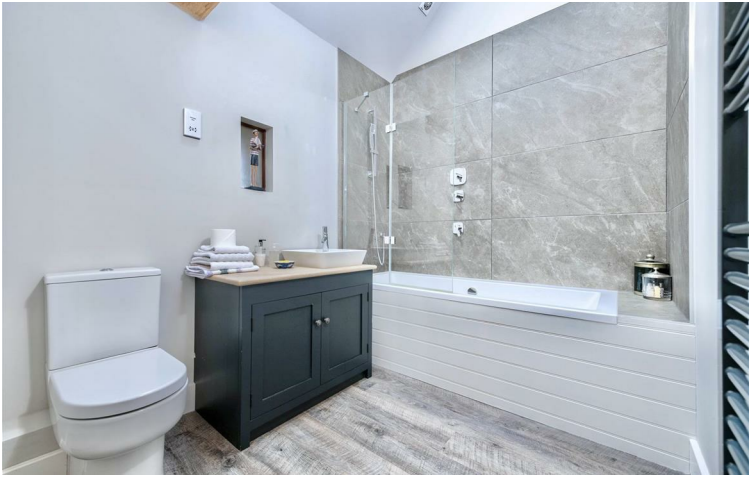
SERVICES

The dwelling is centrally heated throughout and is connected to mains water, gas, drainage and electricity.

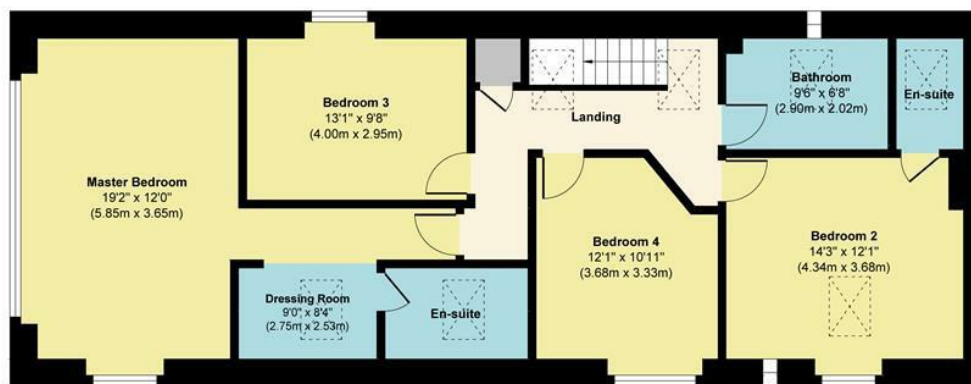
ENERGY PERFORMANCE

Rating: C

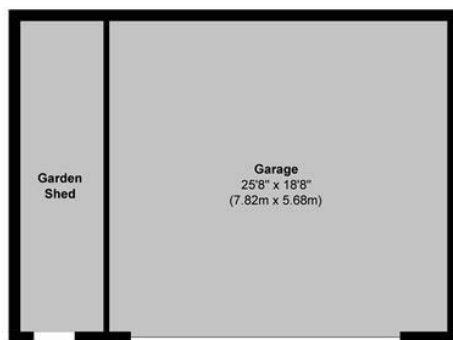




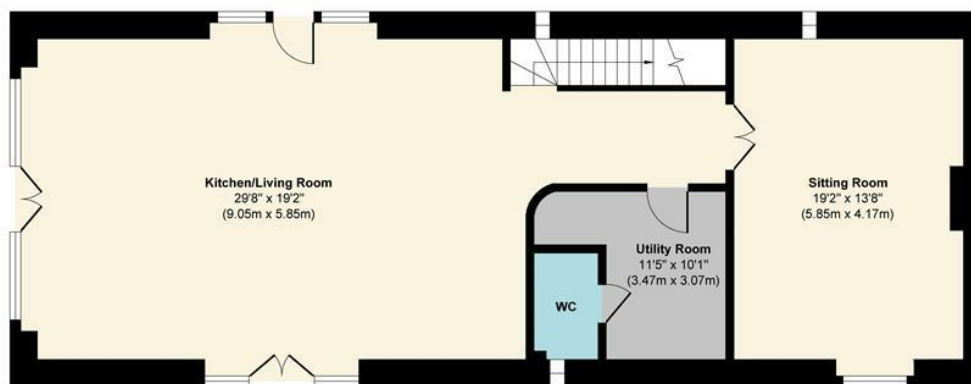
North Street, Digby



First Floor
Approximate Floor Area
1077 sq. ft
(100.00 sq. m)



Garage
Approximate Floor Area
478 sq. ft
(44.41 sq. m)



Ground Floor
Approximate Floor Area
1077 sq. ft
(100.00 sq. m)

Approx. Gross Internal Floor Area 2632 sq. ft / 244.41 sq. m (Including Garage)

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

Produced by Elements Property

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