



The Barn
Fulbeck

MOUNT & MINSTER



The Barn

Fulbeck

An elegant and charming barn conversion with delightful rural views, offering versatile living accommodation throughout with the benefit of a large office space with planning consent for an additional annexe.

DESCRIPTION

Tucked away in a quiet location on the edge of this enviable Cliff Village, this glorious residence boasts a private and idyllic setting with delightful views from every angle over the rural countryside. This beautifully presented home has been meticulously maintained, converted and updated by the current owners to create a very comfortable standard of living that enjoys flexible living of the highest calibre.

Accommodation briefly includes a light and airy dining hall with floor-to-ceiling glass and a galleried landing above, a principal sitting room together with an additional snug or playroom, an open-plan kitchen diner with both dining and seating areas, six double bedrooms and four contemporary bathrooms, complemented even further by a detached office with planning consent to convert to a separate dwelling/annexe.

OUTSIDE

The property is approached up a quiet lane to a gated entrance that opens out onto a large gravel driveway with private parking for multiple vehicles. There is direct access to two car ports and a secure garage, with an additional garage currently facilitating the biomass boiler. Adjoining the garage block are the dedicated offices with both a kitchen and a large W.C.

The gardens are stunning and beautifully attended, complemented by far-reaching views over the surrounding unspoilt countryside. Each garden is elegantly sectioned with a plethora of trees, shrubs and perennials, enjoying a dedicated vegetable garden and seductive lawns surrounded by colourful flower beds and a magnificent fountain.

LOCATION

Fulbeck accommodates some of the most prominent private homes for miles around. The smaller character cottages are attractive and highly sought after. The village benefits from a beautifully maintained cricket green and playing fields. A children's play ground and recreational areas are located at the edge of a football pitch.

A popular working Arts and Crafts Centre is located within the village with a variety of visitor attractions. The Tack Room offers a fine range of drinks and refreshments. Fulbeck village is possibly known best for one of the most popular Pubs in the area. The Hare & Hounds not only has a good selection of local brews, but the food is also to a very high standard. Nearby, The Brownlow Arms in Hough-on-th-Hill provides another level of fine dining in an equally attractive village location.

Syston Park Farm, 10 mins south of Fulbeck, offers superb fresh produce both in the shop itself, and outside for visitors to pick their own. A smaller farm shop is also located in Leadenham, 2 mins north of Fulbeck, together with a polo club.

Fulbeck is ideally situated close to Grantham, providing superb travel to London Kings Cross in 1 hour. Newark is also conveniently located just 10 miles west of Fulbeck with additional main line links.



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SCHOOLS

A number of highly regarded schools are located in close proximity to Fulbeck, including Lincoln Minster, The Priory and Carre's Grammar in Sleaford. The Kings' School and Kesteven & Grantham Girls' School are both situated in near-by Grantham, as well as Grantham Prep International School.

SERVICES

The property is centrally heated throughout with mains water and electricity. Much of the house enjoys underfloor heating via the energy efficient biomass boiler and the heating in both the office and the Aga powered by oil. Drainage is to two private treatment plants.

ENERGY PERFORMANCE

Rating: E

COUNCIL TAX

Band: G

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

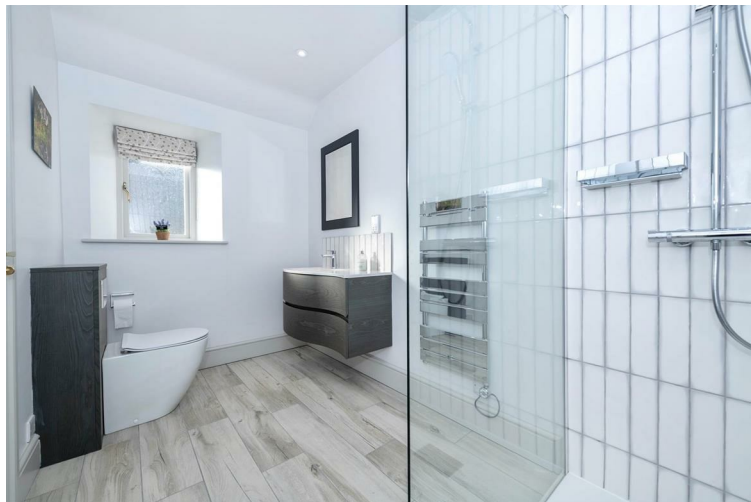
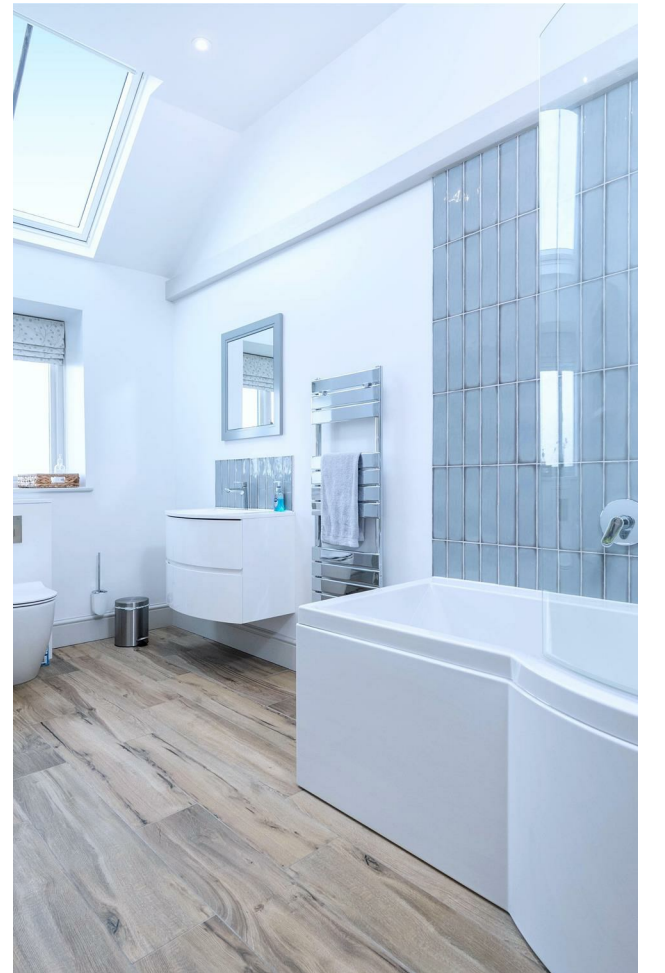
@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

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.







Low Fields, Fulbeck



Approx. Gross Internal Floor Area 4716 sq. ft / 438.20 sq. m (Including Outbuildings)

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

Produced by Elements Property



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