



The Old Barn  
Beckingham

MOUNT & MINSTER



# The Old Barn

## Beckingham

### DESCRIPTION

An attractive and spacious barn conversion having been extended by the current owners, situated on a generous plot on the edge of this pretty and well-connected village. Accessed via an initial shared driveway that becomes entirely private alongside the Barn itself, this glorious home enjoys ample accommodation to include a lounge, kitchen diner, conservatory, two double bedrooms and a bathroom.

### LOCATION

This small village offers a charming array of period property, including a plethora of listed buildings, chocolate box cottages, a church and a small, family-run restaurant a short walk away.

Beckingham provides fantastic access to a number of transport routes in the vicinity, notably the A17, A1 and A46. The neighbouring market town of Newark lies 6 miles west of the village, providing a convenient route to Newark Northgate rail connections, including high speed links to London in 1 hour 18 minutes and Nottingham in 23 minutes. The Cathedral City of Lincoln and market town of Grantham both lie equidistant to the village, approximately 20 miles away.

Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There are a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

### SCHOOLS

Nearby Coddington benefits from a Primary Church of England School and Nursery, rated 'Good' by Ofsted, with another conveniently located in neighbouring Brant Broughton. Newark offers several Primary, Secondary and Sixth Form establishments. The property is close to various primary schools with establishments rated Good by Ofsted including Holy Trinity Catholic Academy, Christ Church Church of England Infant & Nursery School and Mount Church of England Primary & Nursery School in close proximity. The town also has two secondary education academies.



With charm and character in abundance, this beautiful barn conversion offers flexible living accommodation within ample grounds.







Independent schools can be found in Newark, (Highfields and Wellow House), Lincoln (Minster) and Grantham (Prep International). Popular Grammar schools are located in Grantham and Sleaford.

### **OUTSIDE**

The property enjoys its own private grounds (0.27 acre) including a pretty garden, predominantly laid to lawn with additional flower beds, shrubs and trees, together with a large area of hardstanding that would accommodate an additional outbuilding, garage, caravan/motorhome or further landscaping. A large outbuilding is included with a W.C.

### **SERVICES**

Mains water, drainage and electricity. Oil fired central heating.

### **ENERGY PERFORMANCE**

Rating: C

### **COUNCIL TAX**

Band: A

### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

### **TENURE**

Freehold with vacant possession on completion.

### **VIEWING**

Strictly by prior arrangement with the Agents (01476 515329).

### **ADDITIONAL INFORMATION**

For further details, please contact Mount & Minster

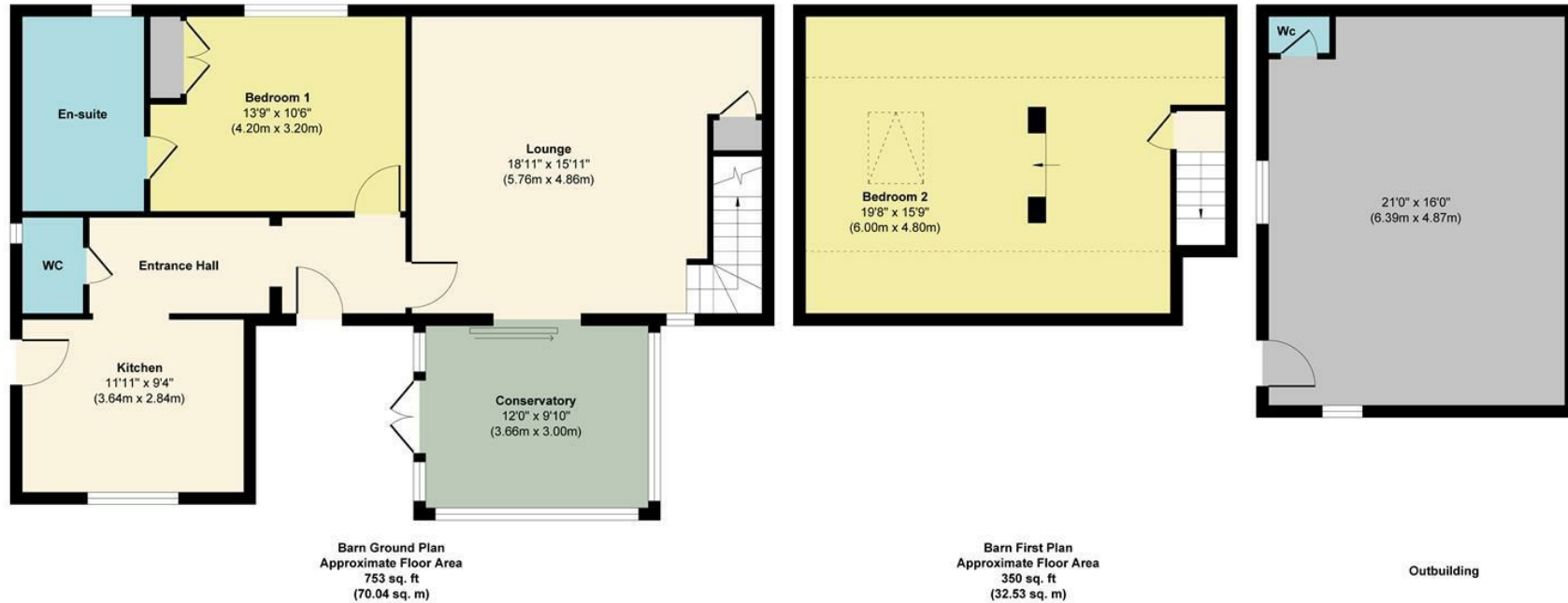
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## Chapel Street, Beckingham



**Approx. Gross Internal Floor Area 1103 sq. ft / 102.57 sq. m**

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

Produced by Elements Property