



North Barn

Pickworth

MOUNT & MINSTER



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An elegant and spacious barn conversion with character features in abundance, boasting a private position on the edge of this enviable 'chocolate-box' village and enjoying a generous yet manageable plot of just under an acre including grassland and outbuildings.

DESCRIPTION

Tucked away up a sweeping gravel driveway and through high timber gates sits this prominent 1800's barn conversion that been meticulously improved and maintained by the current owners to create a warm and welcoming private residence. Standing prominently within its own landscaped gardens and grassland, this handsome home benefits from original character features from top to bottom including stone floors complemented by additional solid wood flooring, high vaulted timber beamed ceilings and bespoke thin hay-slit windows looking out over the landscaped gardens.

Accommodation briefly includes an entrance hall, a bespoke country kitchen integrating the original troughs, a hugely impressive utility space with additional kitchen storage units, an open-plan principal reception room with a feature log-burner, a formal dining room and a separate study (both of which are suitable reception room for alternative uses), four bedrooms upstairs with two bathrooms, including an ensuite to the master.

OUTSIDE

The gravel driveway leads up to a generous parking area with ample space for multiple vehicles. There is a charging point for an EV and stunning lawns surrounded by a plethora of beds and trees with the highest level of privacy with well-established hedges. Grassland is annexed directly to the main garden which is ideal for a wide range of uses, together with a range of outbuildings and an impressive ground-based solar array of PV panels made-up of 2 rows of 8 panels, each 250W in capacity that generate up to 4kW. This is registered on the Feed in Tariff to reduce the property's electricity and utility bills.

The southern garden is a secluded sanctuary with multiple seating areas providing space for outdoor dining and entertaining, together with a covered pagoda and central focal-point being a covered carp pond which is stocked.

LOCATION

Nestled in the picturesque Lincolnshire countryside, Pickworth 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 town has its own multiplex cinema and benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, 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. Residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets.



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SCHOOLS

There is an excellent choice of local schools nearby including The Ropsley Church of England Primary School, Ingoldsby Academy and well respected private schools including Dudley House School. Grantham also accommodates The King's School and Kesteven & Grantham Girls School, with both Grantham Prep International and Witham Hall a short distance away.

SERVICES

The property is centrally heated throughout (oil) with mains water, electricity and drainage all connected.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: F

METHOD OF SALE

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.

T: 01476 851400

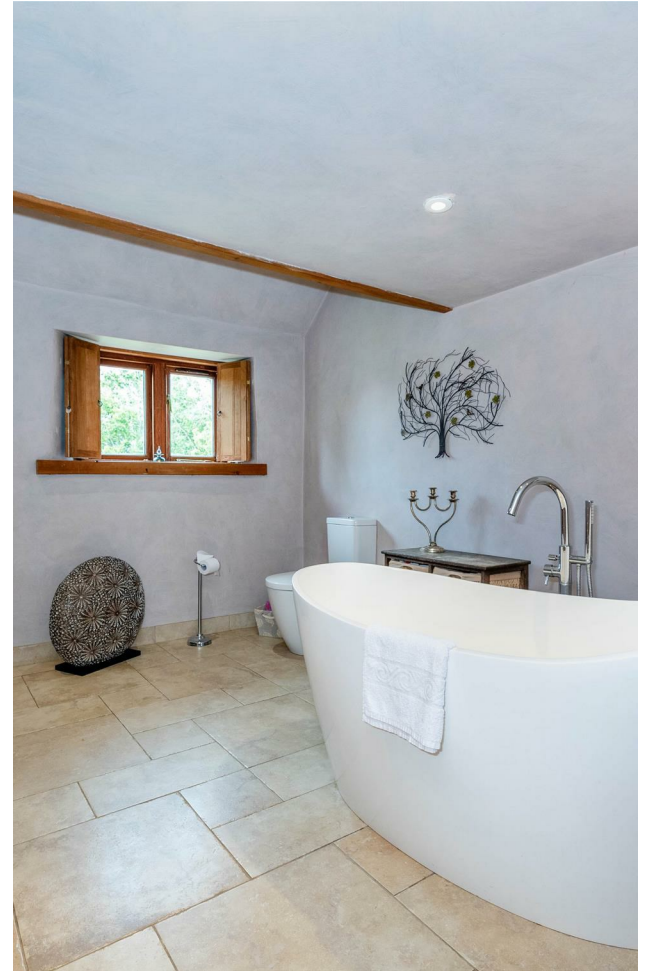
@: info@mountandminster.co.uk

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.







Village Street, Pickworth



Approx. Gross Internal Floor Area 3819 sq. ft / 354.78 sq. m (Including Outbuilding)

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

Produced by Elements Property



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