





Goltho Grange Barn, Apley Road, Goltho, LN8 5JD

Goltho Grange Barn is a striking and spacious barn conversion, set within approximately three acres of beautifully maintained private grounds in a peaceful rural setting.

Approached via a long private driveway, the property sits within its own land, with immaculately landscaped gardens, a wildlife pond, woodland area, vegetable plots, extensive gravel parking and a large detached garage and workshop. Internally, the property has been thoughtfully updated and maintained by the current owners and is full of barn conversion character with exposed beams, vaulted ceilings, and large windows. At the heart of the home is a stunning 60m² full-height reception dining hall with soaring vaulted ceilings, dual-aspect windows and doors, and access to the mezzanine level above. This central living area is both welcoming and impressive, making it a true centrepiece of the home. The kitchen has been beautifully fitted with a bespoke range of units and a matching central island, all finished with Tristone work surfaces. A vaulted beamed ceiling and large windows and doors overlook the rear gardens. There is also a generous dual-aspect lounge featuring bi-folding doors and windows that open directly into the garden and onto a paved patio area. To one side of the property, an inner hallway leads to a utility and plant room, an additional WC/shower room, and the kitchen diner. To the opposite side, a second inner hallway provides access to three spacious bedrooms, two of which have en-suite shower rooms, and there is a further luxury family shower room. One of the standout features is the beautifully finished family room, which is fitted with bespoke cabinetry. With direct access to one of the bedrooms and en-suites, this section of the home could easily be used as an annex or multi-generational living space. Stairs lead from the dining hall to the master suite which includes a generous double bedroom, a walk-in dressing room, and a stylish en-suite shower room. Outside, the grounds are a true highlight. Beautifully maintained lawns, mature trees, flowering borders, wildflower meadows, a wildlife pond, and a private woodland area. There is also a greenhouse, vegetable plots, and plenty of space for those who enjoy gardening or keeping animals. The driveway leads to a large parking area and a detached garage and workshop, which could suit a variety of uses. This is a rare opportunity to acquire a truly exceptional barn conversion in a private yet accessible setting, offering flexible living, stunning grounds, and a wealth of character features. Viewing is essential to appreciate everything this unique home has to offer.

£995,000

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ACCOMMODATION

RECPTION DINING HALL

35' 10" x 18' 9" (10.92m x 5.72m) Full height ceiling which stretches to 7.27m high. With beams to ceiling, double glazed door to the rear aspect, double glazed window and door to the front aspect, wrought-iron staircase with wooden steps leading to the master bedroom, solid wooden doors leading to the rear hallway and living room and feature tiled flooring with underfloor heating.

INNER HALLWAY

With full height double glazed windows to the rear aspect, feature flagged flooring with underfloor heating, beams to the ceiling, access to the roof area and doors to the three bedrooms, family/games room and shower room.

BEDROOM 2

13' 2" x 10' 4" (4.01m x 3.15m) With double glazed windows to the front aspect, underfloor heating, exposed brick walling, beams to the ceiling and door to en-suite.

EN-SUITE

10' 0" x 4' 3" (3.05m x 1.3m) With double glazed window to the front aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, tiled flooring with underfloor heating, exposed brick walling, chrome towel radiator and extractor fan.

BEDROOM 3

13' 2" x 9' 11" (4.01m x 3.02m) With two double glazed windows to the front aspect, underfloor heating, exposed brick walling, beams to the ceiling and door to en-suite.

EN-SUITE

6' 3" x 5' 1" (1.91m x 1.55m) With double glazed window to the front aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, tiled flooring with underfloor heating, chrome towel radiator and extractor fan.

BEDROOM 4

13' 2" x 10' 6" (4.01m x 3.2m) With double glazed window to the front aspect, underfloor heating, exposed brick walling and beams to the ceiling.

SHOWER ROOM

6' 7" x 5' 2" (2.01m x 1.57m) With suite to comprise of shower, WC and wash hand basin with vanity cupboard, tiled flooring with underfloor heating, partly tiled walls, beams to the ceiling, exposed brick walling, chrome towel radiator and extractor fan.

FAMILY/GAMES ROOM

26' 2" x 18' 1" (7.98m x 5.51m) With three double glazed windows to the front, door to the rear garden, exposed brick walling, beams to the ceiling, flagged flooring and underfloor heating.

LIVING ROOM

23' 11" x 17' 6" (7.29m x 5.33m) With bi-folding doors overlooking the rear, double glazed windows to the front with views over the wildlife pond, flagged flooring with underfloor heating, beams to the ceiling and door to the kitchen hallway.

INNER HALLWAY

With door and windows to the rear garden, doors to the utility/plant room and shower room WC and leading into the kitchen, flagged flooring with underfloor heating and beams to the ceiling.

UTILITY PLANT ROOM

10' 5" x 9' 10" (3.18m x 3m) With double glazed window to the side aspect, flagged flooring with underfloor heating, fitted with base units with wooden work surfaces over, ceramic sink unit and drainer with mixer tap, spaces for automatic washing machine and tumble dryer, full height storage cupboards and ground source heat pump tank and filtration systems with solar panel connections for the roof.

WC/SHOWER ROOM

10' 5" x 6' 10" (3.18m x 2.08m) With flagged flooring, beams to the ceiling, suite to comprise of shower, WC and wash hand basin, towel radiator and underfloor heating.

KITCHEN/DINER

28' 5" x 14' 10" (8.66m x 4.52m) With double glazed windows and door to the rear garden, double glazed window to the side aspect, flagged flooring with underfloor heating, full height ceiling with beams, fitted with a range of bespoke base units and drawers with Tristone work surfaces over, double Belfast sink with mixer tap, integral dishwasher, 5 ring induction hob with extractor fan over, 2 Siemens built in ovens with a warming drawer, integral microwave and space for fridge freezer, matching centre island with Tristone surface over, flagged flooring with underfloor heating and full height ceiling with beams.

FIRST FLOOR

BEDROOM 1

21' 5" x 18' 4" (6.53m x 5.59m) With double glazed windows to the front and rear aspects, full height ceiling, beams, two cast iron radiators and door to the dressing room and en-suite.

DRESSING ROOM

10' 5" x 9' 9" (3.18m x 2.97m) With beams to ceiling and loft storage.

EN-SUITE

9' 9" x 9' 3" (2.97m x 2.82m) With suite to comprise of WC, wash hand basin with vanity cupboard, shower and bath, chrome towel radiator and wooden flooring.

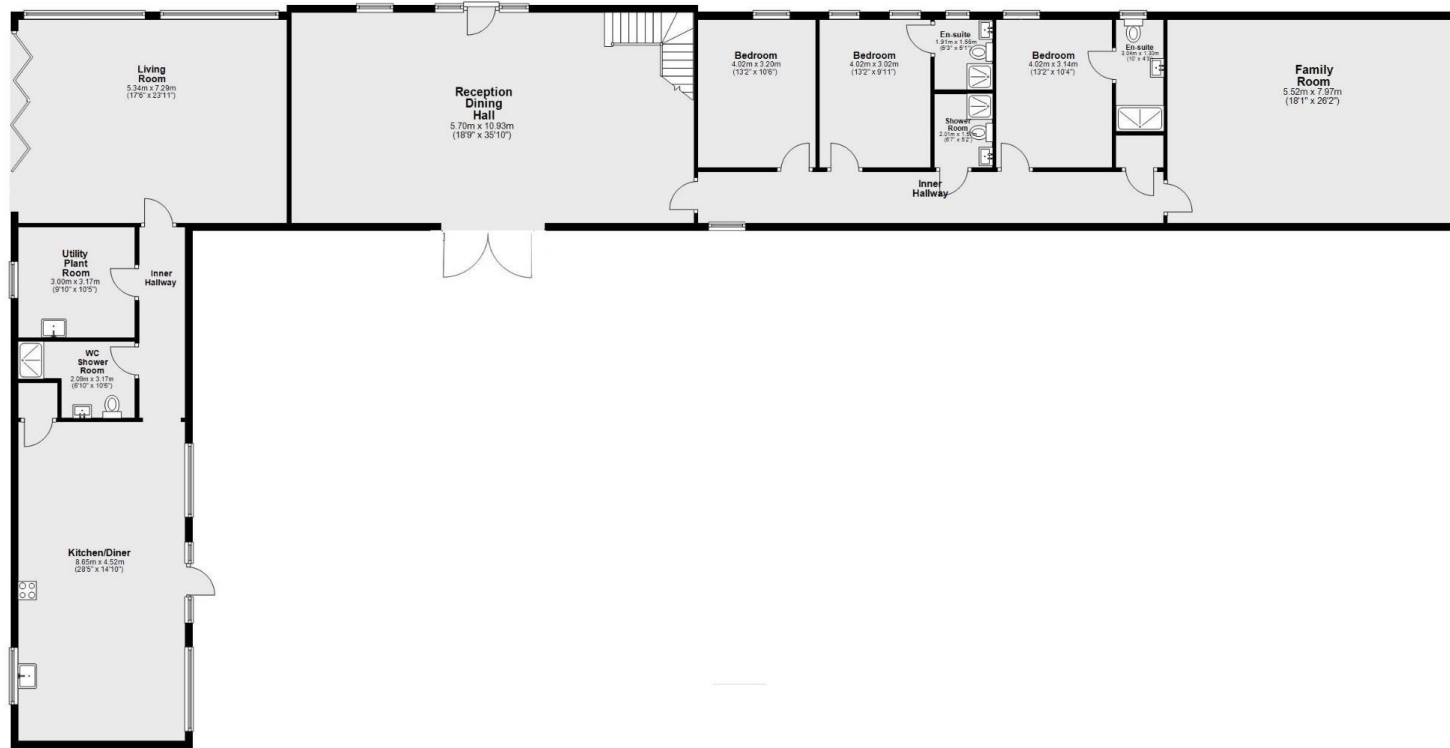
OUTSIDE

Outside, the grounds are a true highlight. Beautifully maintained lawns, mature trees, flowering borders, wildflower meadows, a wildlife pond, and a private woodland area. There is also a greenhouse, vegetable plots, and plenty of space for those who enjoy gardening or keeping animals. The driveway leads to a large parking area and a detached garage and workshop, which could suit a variety of uses.

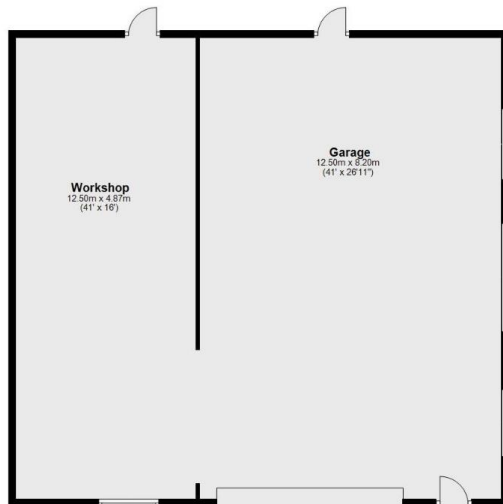
FOUR CAR GARAGE/WORKSHOP

With electric door to the front aspect, doors to the rear aspect and windows to the side and front aspect.

Ground Floor
Approx. 290.1 sq. metres (3014.9 sq. feet)



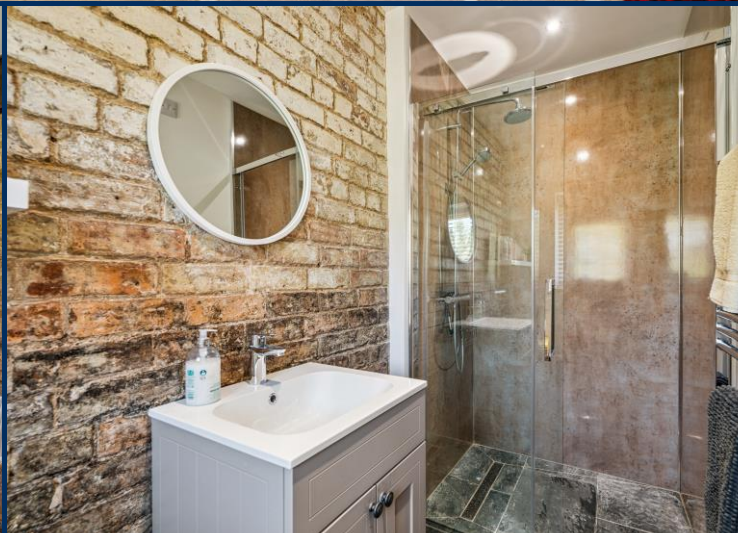
Garage & Workshop
Approx. 194.6 sq. metres (1772.0 sq. feet)



First Floor
Approx. 54.8 sq. metres (583.4 sq. feet)



Total area: approx. 499.5 sq. metres (5376.3 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.



LOCATION

Goltho Grange Barn is located just a short drive from the well-served village of Wragby, which offers a good range of everyday amenities including a supermarket, pub, café, doctor's surgery, and a primary school. The historic city of Lincoln is also within easy reach, providing excellent shopping, cultural attractions, and rail links to London..

SERVICES

Mains Electricity and Water. Drainage to a septic tank. Ground source heat pump. Solar Panels.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY – West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.









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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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