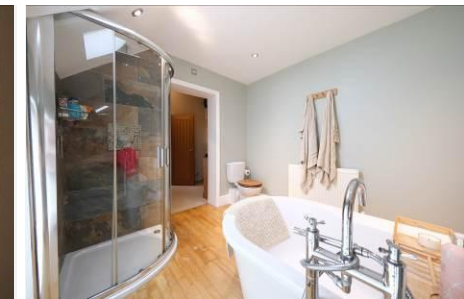




THE OLD THRESHING BARN

WESTBOROUGH







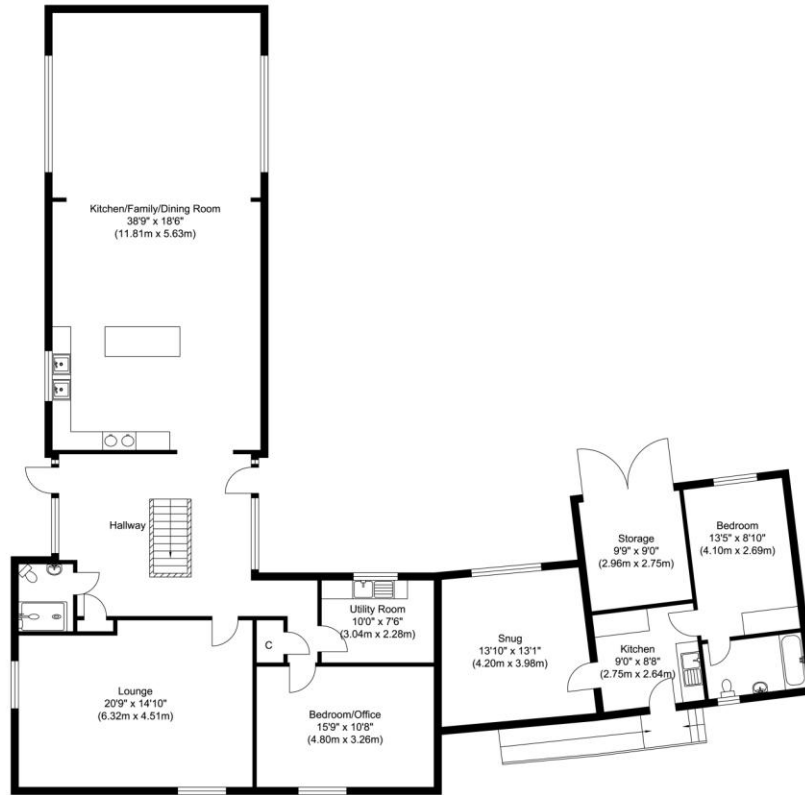
Nestled within a serene hamlet, The Old Threshing Barn offers a generous 3,400 square feet of living space. Listed as Grade II for its architectural and historical significance, this stunning barn conversion entices with its original character and bespoke features.

The ground floor benefits from three reception rooms, an expansive kitchen/dining area, boasting high-spec base and wall units set against square-edge granite worktops and chic splashbacks, a full-size electric Everhot range cooker, American-style fridge/freezer and integrated dishwasher. Centre-stage is the versatile island, seamlessly integrating additional storage and a breakfast bar for casual dining. Ascend to the galleried landing, with a front-facing window, exposed brickwork and roof trusses. This airy corridor offers entry to four well-proportioned bedrooms, two with ensembles, and a family bathroom. The landing also features ample storage. The master bedroom, measuring a generous 14'1" by 13'2" with picturesque views of rolling countryside, vaulted ceilings and exposed trusses.

Adjoining French doors open to a sizeable dressing room leading you to your private ensuite bathroom.

The property has recently undergone alterations to the outbuildings and garaging which now gives the property a self-contained adjoining annex cottage. The annex has its own sitting room, double bedroom, bathroom and kitchen and could allow for a connecting door via the utility room to allow all to be used as one dwelling if preferred. The Old Threshing Barn sits proudly on an impressive plot, greeted by a sweeping gravel driveway providing ample parking and a garage/store, complete with power and lighting. The rear garden mainly laid to lawn holds an array of delightful seating areas and a variety of shrubs and fruit trees.

Westborough boasts an ideal location with easy access to the A1, providing superb commuter links both north and south. The village features a community hall and the historic All Saints Church. For a broader array of amenities, the vibrant village of Long Bennington is just 1.8 miles away. Nestled between the market towns of Newark and Grantham, both of which offer main line rail services to London King's Cross, Long Bennington is a bustling community. It offers a wide selection of conveniences, including a Co-op supermarket, a part-time post office, a gift shop, two pubs, a wine bar, a pair of takeaways, hairdressing services, and a doctor's surgery. The local Infant and Primary School is highly regarded, and the area is in close proximity to outstanding Grammar schools in Grantham and Sleaford, making Westborough a desirable location for families and commuters alike.



Ground Floor
Approximate Floor Area
1572.17 sq. ft
(146.06 sq. m)

Annexe
Approximate Floor Area
446.05 sq. ft
(41.44 sq. m)



First Floor
Approximate Floor Area
1381.00 sq. ft
(128.30 sq. m)

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

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