



East Grange Barn  
Sleaford, Lincolnshire

**BROWN & CO** JH Walter







## East Grange Barn, Howell, Sleaford, Lincolnshire, NG34 9PT

Situated In a quiet rural village of just 10 houses and less than 1 mile from Heckington. Sympathetically converted in 2000, this stone barn retains many period features whilst incorporating the traditional layout of the main two storey house and single storey adjoining wing. Accessed via an impressive entrance hall you are greeted with flag stone flooring, exposed wooden beams, a feature wooden staircase, exposed brick walls and many other period features.

Comprising of; six large double bedrooms (3 upstairs and 3 downstairs), 2 family bathrooms, study, large bespoke modern kitchen and a 40 ft main reception room, together create a stunning, flexible family home. Outside is just as impressive. A separate Oak framed fully decorated garage block of 3 and ½ bays, with workshop area and large storage room above is a car lover's dream or perhaps a home gym? Set in half an acre of lawn leading to a 45 ft patio area and large wildlife pond, all accessed through an expansive recently re-gravelled drive with uninterrupted rural views.

With two excellent primary schools nearby and trains from Grantham to London Kings Cross taking around an hour, East Grange is the perfect country family home for those working from home or commuting.



### KEY FEATURES

Substantial Barn of around 3,000 sq. ft which originally dates back to the 1800's and was converted in 2000.

- \* Vaulted ceilings, exposed brick and stonework, wood beams and period features.
- \* Six Double bedrooms (3 Upstairs and 3 Downstairs).
- \* Two Family bathrooms with showers, En-suite and downstairs WC.
- \* 40 ft. dual aspect reception area retaining period arches and doors to patio.
- \* Inglenook fireplace fitted with dual mass log burner.
- \* Impressive spacious entrance hall with feature staircase.
- \* Large, dual aspect kitchen breakfast room plus utility room

- \* Classic Rangemaster double electric oven, bespoke fitted kitchen with timber worktops Belfast sink, wood floors (original tiles underneath)
- \* 3 and ½ bay oak frame garage block decorated with power, lights, tiled floor and a 32 ft room above.
- \* Enclosed, gravel drive with ample parking and water feature roundabout.
- \* ½ acre Garden with wildlife pond, 45 ft patio, retained period features.
- \* Sold with no onward chain.
- \* Expansive uninterrupted rural views.
- \* Flexible family layout, including option for included "Granny Annexe."

### VENDORS COMMENTS

"Converted in 2000 this has been the perfect family home for us for the last 10years. Our children went to the local primary and secondary schools and the location allowed easy commuting into London whilst retaining the quiet and tranquillity of rural life. The retention of many period features, considerate family orientated living layout, spacious rooms and a generous outdoor space truly add up to make this a unique family home"

"The property has been built with quality in mind, taking over 2 years to convert. Then in 2010 underwent further work where the original garages were incorporated into the wing of the house, offering the possibility of a contained "Granny annexe". Which is used as a separate kids den area leaving the main reception room for us to relax in."

"It was the little details that sold it to us, be it retained original Iron works, expansive decorative woodwork, original coppice stones for the beams, the churn ramp in the front garden or the retained original and preserved internal walls. The more you look the more you see. The fact that it is a modern home that allows quality family living whilst retaining the past was for us the perfect blend to raise our family."







“The separate large Oak frame garage is my personal space, decorated as a proper man cave, kitted out with expansive storage and work benches, power and lights along with a hard wearing 14mm think PVC tiled floor. Today as a combined workshop, show garage and large upstairs space it has afforded me my passion in car restoration and creating metal sculptures/artwork. However, my wife has always said it would make a perfect home gym.”

“We are not the green fingered types, yet we appreciate the beauty of the outdoors. The house is surrounded by easy to care for lawns, the main one of which includes a large wildlife pond that plays host to Herons, colourful dragon flies and an abundance of other wildlife. A large patio entertaining area is also a glorious Suntrap, where we finished the day in a Hot tub under a majestic stary night sky free of light pollution.”

“Being only 10 houses, Howell has a real community feel. Plentiful walks over fields take in local pubs with good food and is well supported with the convenience of a Co-op, Post office, a train station and even a Brewery in the nearby village of Heckington, made famous through its annual hosting of the world’s largest village show!”

LOCATION

Howell is a pretty Village of 10 houses dating from the 1300’s, set in a traditional arable Lincolnshire landscape, about 3 miles Northeast of Sleaford, 1 mile from the A17 and the well served village of Heckington. This lively village has its own excellent primary school with community swimming pool, well supported village cricket and football clubs with thriving juniors and seniors teams, and an abundant array of convenience shops including a

Co-op, Post office and pharmacy. Additionally, Heckington offers both Dental and Doctors practices serving the local community. Within a comfortable rural walk you will find four pubs and a brewery all either offering all day or occasional dining for all tastes. Sleaford is only 3 miles away and offers a host of banks, supermarket chains and various DIY and automotive resources.

A train station at Heckington links you to Skegness and Nottingham via Grantham that offers a fast service into Kings Cross. The proximity to Grantham (25 mins) makes this property excellent for commuting as fast trains to London Kings Cross take around an hour. The historic city of Lincoln is 20 miles (about 30 mins) to the north.

SCHOOLS

Heckington and Kirkby la Thorpe both have C of E Primary Schools within 1 mile and rated Good by Ofsted. For secondary education there are several excellent schools nearby. Sleaford, has St. George’s Academy, Carre’s Grammar School, and Kesteven & Sleaford High School (for Girls), all rated Good, whilst Boston Grammar School is rated Good and is 16 miles away (about 25 minutes).

Services: Mains electricity and water, Oil-fired central heating, Electric oven with gas bottle burners, Alerton Biodigester

LOCAL AUTHORITY: South Kesteven District Council

COUNCIL TAX BAND: E

TENURE: Freehold

Energy performance certificate (EPC)

East Grange  
Howell  
SLEAFORD  
NG34 9FT

Energy rating  
**E**

Valid until: 1 March 2034  
Certificate number: 7134-1527-0300-0119-5202

Property type

Semi-detached house

Total floor area

254 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions](#)  
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Energy rating and score

This property's energy rating is E. It has the potential to be D.  
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

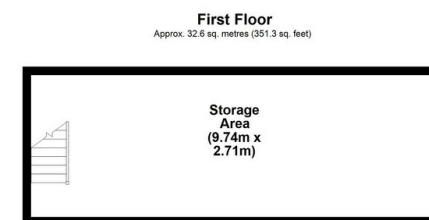
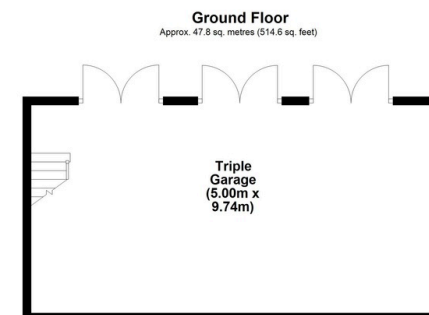
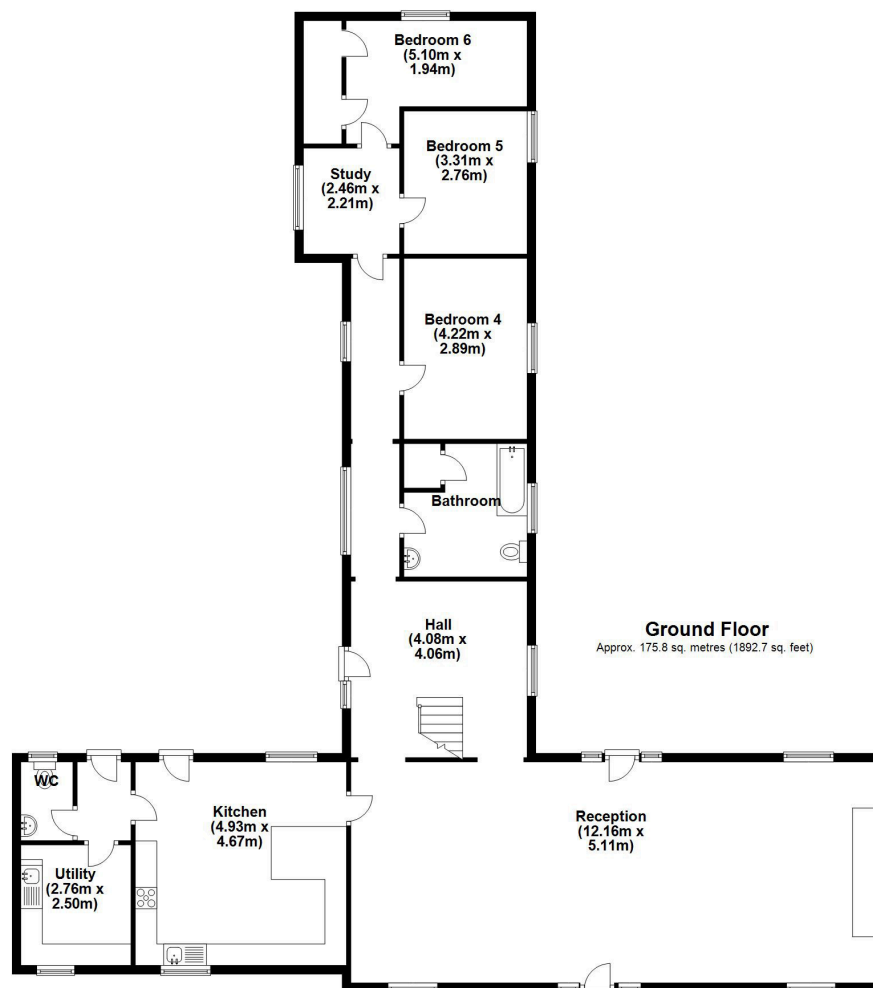




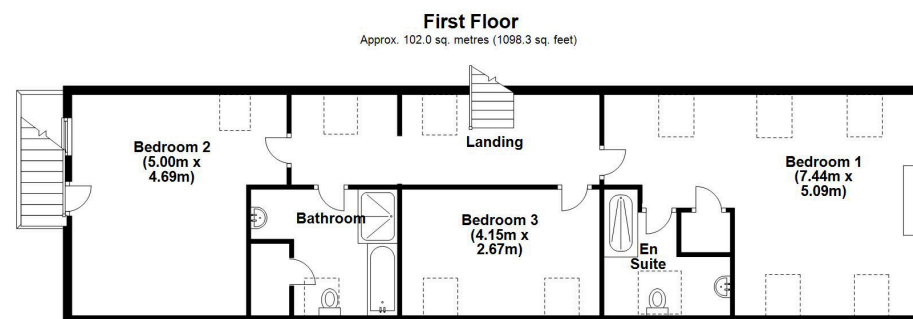








Total area: approx. 80.4 sq. metres (865.9 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



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**Brown&CoJHWalter**

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

**BROWN&CO JHWalter**

Property and Business Consultants