



Grooms Barn,
Lincoln Road, Scopwick

BROWN & CO JH Walter



Grooms Barn, Lincoln Road, Scopwick, Lincoln

Lincoln - 12 miles Grantham - 22 Miles Newark - 22 miles

Nestling in a generous plot of around 0.50 of an acre, this beautifully restored barn conversion is part of a unique gated heritage development of just nine dwellings. Grooms Barn has been painstakingly restored to an extremely high standard and extends to around 3,452 sq ft of flexible living accommodation. The extensive ground floor provides an expansive open plan kitchen/diner, living room, utility, WC, two double bedrooms, en-suite and family bathroom. The first floor provides a master bedroom with en-suite and dressing area, along with a further double bedroom with en-suite shower room. There is also a self contained one bedroom annexe with open plan kitchen/dining/living room, bathroom and bedroom.

Outside the front elevation offers an extensive lawned garden with fenced and laurel hedged boundaries, along with a substantial patio area. The rear elevation offers another generous lawned area along with patio, two bay covered parking area, gravel driveway and further parking area.



ACCOMMODATION

Entrance Hall 4.32m x 3.63m

Double glazed window to side elevation, door to side elevation, alarm, archway to;

Open Plan Kitchen/Diner 6.21m x 11.40m

Three beautiful double glazed arched windows to front elevation with French doors leading onto the patio, bespoke Charles Yorke kitchen with Quartz worktops, one and half bowl Franke sink, built in Neff appliances include dishwasher, double oven, induction hob with extractor over, full height fridge and freezer, wine fridge, part tiled walls, understairs storage cupboard housing underfloor heating controls, oil fired boiler and fuse box, door to;

WC 1.32m x 1.03m

Two piece suite comprising low flush w.c. and wash basin in vanity unit, fully tiled walls, extractor

Utility 3.38m x 1.75m

Fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer, part tiled walls, extractor.

Living Room 10.49 x 4.73m

Four sets of double glazed patio doors, exposed beams, door to;

Hallway.

With two double glazed Velux windows, door to;

Bedroom Three 5.18m x 3.33m

Two sets of double glazed patio doors and exposed beams.

Family Bathroom 4.10m max by 1.88m

Double glazed casement window to side elevation, three piece suite comprising panelled bath with dual shower over, mid flush W.C., wash basin in vanity unit, mirrored storage cabinet with soft touch lighting, extractor, exposed beams, built-in storage cupboard housing additional hot water tank,

Bedroom Four 5.23m x 3.35m

Two sets of double glazed patio doors, door to;

En-suite bathroom, 4.07m x 2.43m

Double glazed casement window to side elevation, four piece suite comprising roll top bath, shower cubicle with dual shower, low flush w.c., twin sinks in vanity unit, heated towel rail, part tiled walls, extractor, mirror with soft touch lighting.

First floor

Bedroom One 5.94m x 4.58m

Two double glazed windows to rear elevation, dressing area, radiator, door to;

En-suite Shower Room 3.35m x 1.19m

Double glazed casement window to front elevation, three piece suite comprising shower cubicle with dual shower, low flush w.c., wash basin in vanity unit, heated towell rail, part tiled walls, extractor, mirrored cabinet with soft touch lighting.

Bedroom Two 4.75m x 4.29m

Double glazed casement window to front elevation, built-in storage cupboard, radiator, door to;

En-suite Bathroom 3.07m x 2.49m

Double glazed casement window to front elevation, four piece suite comprising corner shower cubicle with dual shower, mid flush w.c., wash basin in vanity unit, roll top bath, heated towel rail, extractor, part tiled walls, mirrored cabinet with soft touch lighting.

Landing

Double glazed casement window to rear elevation, radiator.



Outside

Outside the front elevation offers an extensive lawned garden with fenced and laurel hedged boundaries, along with a substantial patio area. The rear elevation offers another generous lawned area along with patio, two bay covered parking area, gravel driveway and further parking area.

Annexe/Home office

Open Plan Kitchen/Diner 4.90m x 5.38m

Two double glazed casement windows and door to side elevation, fitted wall and base units with stainless steel single drainer sink, built in Bosch appliances include oven with four ring electric hob with extractor over, microwave, space and plumbing for washing machine, part tiled walls, alarm, electric radiator, door to;

Bedroom Five 3.01m x 3.43m

Double glazed casement window to side elevation, electric radiator.

Bathroom 3.43m x 1.63m

Double glazed casement window to side elevation, three piece suite comprising shower cubicle, low flush w.c. and wash basin in vanity unit, extractor, part tiles walls, heated towel rail,

Open Bay Garaging 6.04m x 5.21m

With parking for two vehicles or potential further conversion into living accommodation if desired.

Services

We understand the property offers mains water, electric, oil fired central heating, under floor heating with zoned controls and a mains sewer connection.

Mobile

We understand from the Ofcom website there is likely to be good mobile coverage from Three and O2.

Broadband

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

Amenities

Grooms Barn is set on the fringe of the picturesque village of Scopwick which has an attractive beck running through it along with The Royal Oak Public House, Holy Cross Church, a village hall and a park with kids playground. There are additional amenities in the neighbouring village of Metheringham (2.5 miles north) and the popular Blankney Golf Club is located just over a mile from the village.

The historic city of Lincoln offers a wide range of amenities including shops, restaurants, schools, University, Cathedral, Castle and the beautiful Bailgate area. Lincoln train station has a direct train to London (Kings Cross from 120 minutes).

The nearby towns of Newark and Grantham provide excellent travel connections to London, with train travel times of around an hour. The A46, A15 and A1 trunk roads provide easy access in all directions.

Tenure & Possession

Freehold and for sale by private treaty.

Services

The property has mains water, electric, oil fired central heating along with under floor heating throughout the ground floor and main sewer connections.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&coJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Viewing Procedure

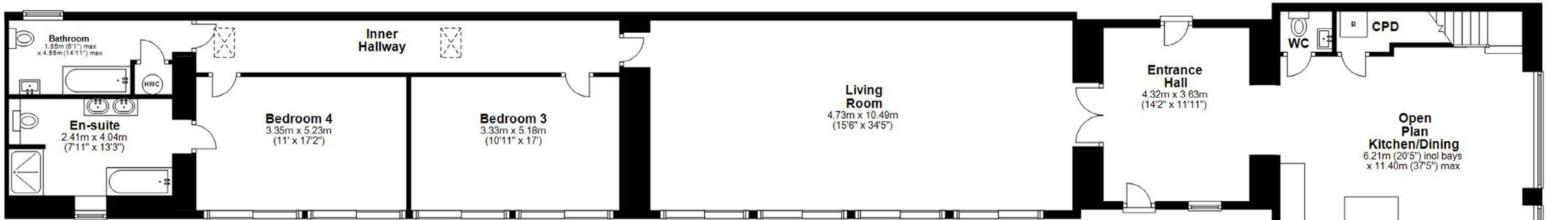
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

Agent

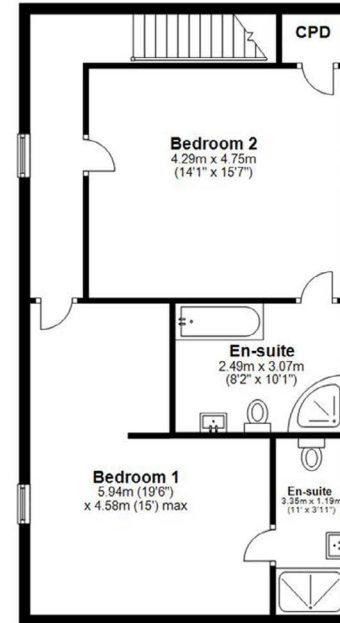
James Mulhall
01522 504304
lincolncitycentre@brown-co.com



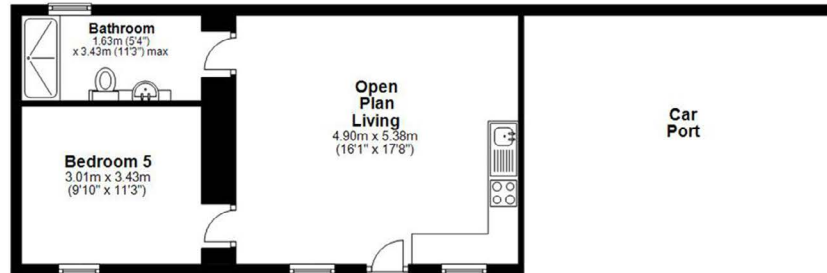
Ground Floor
Approx. 253.9 sq. metres (2733.1 sq. feet)



First Floor
Approx. 66.9 sq. metres (719.7 sq. feet)



Annex



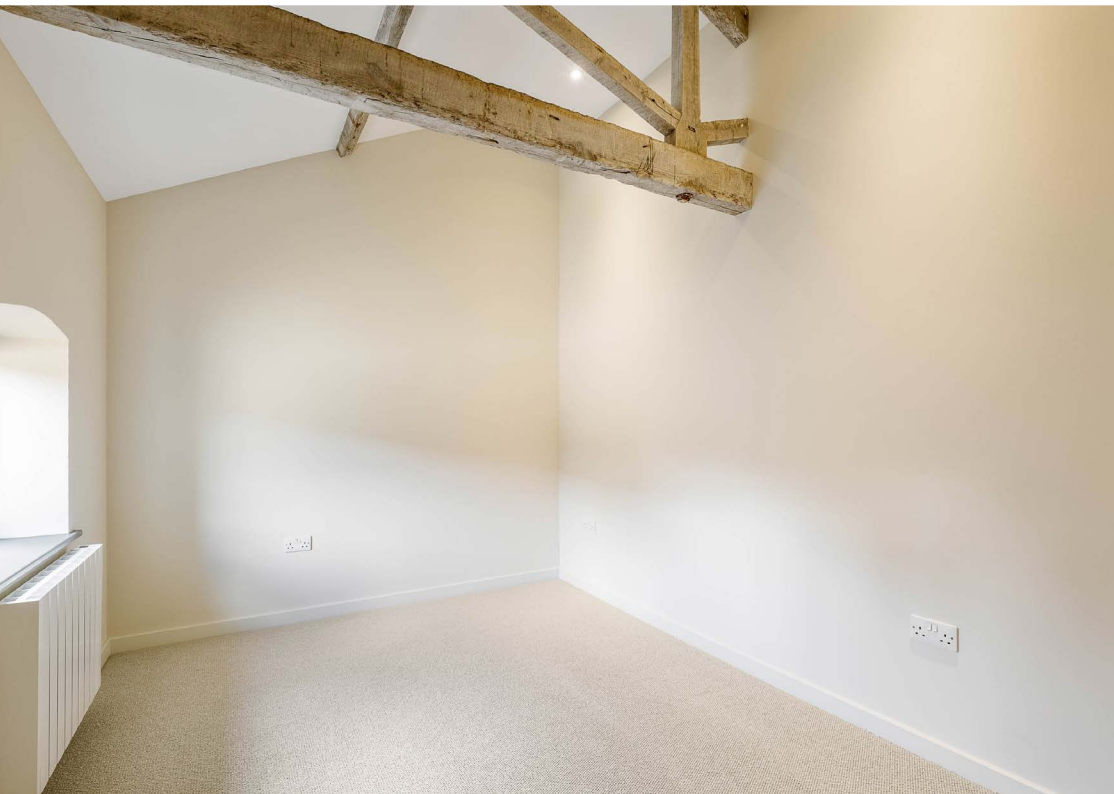
Total area: approx. 320.8 sq. metres (3452.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

Grooms Barn, Scopwick









DIRECTIONS: LN4 3JA

From Lincoln follow the B1188 and just before you reach the village of Scopwick turn right into this bespoke heritage development.

<https://what3words.com/offers.trappings.rocker>

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