



THE BARN NORTH STREET

MARKET RASEN, LN8 3TS

£320,000
FREEHOLD

Welcome to Eunice Barn on Braemar Farm in the popular village of Middle Rasen, close to Market Rasen and the City of Lincoln. This contemporary two bed barn conversion oozes charm and character with a blend of old and new.



WWW.BILTONS.CO.UK
01724 642002

THE BARN NORTH STREET

• EPC - B • COUNCIL TAX BAND - TBC (West Lindsey) • FREEHOLD • EXTENSIVE BLOCK PAVED DRIVEWAY • LARGE PLOT - GARDENS TO SIDE AND REAR • 7 YEAR BUILDERS WARRANTY • AIR SOURCE HEAT PUMP • TWO BEDROOMS - EACH WITH LUXURY EN-SUITE • FULLY REFURBISHED TO A HIGH STANDARD • GUIDE PRICE £325,000 - £350,000



Full Description

This exceptional barn conversion will be meticulously renovated to a high specification throughout, while still maintaining its charming and original features. With a captivating blend of contemporary design and rustic appeal, this stunning two-bedroom barn offers a luxurious open-plan living space that caters to a modern lifestyle, requiring minimal maintenance and allowing for a "lock up and go" lifestyle.

Situated in the picturesque village of Middle Rasen, this property provides convenient access to the nearby market towns of Caistor and Market Rasen. The ground floor of the barn features a beautiful open-plan living and dining room, adorned with a striking arched door that faces the front aspect and bi-fold doors that open up to the rear garden.

This seamless transition between indoor and outdoor spaces creates a delightful atmosphere for entertaining and enjoying the surrounding natural beauty.

Adjacent to the living area is a bespoke kitchen, designed to the highest specifications, complete with built-in appliances. Additionally, there is a separate utility room and a convenient WC, providing practicality and functionality.

Moving to the first floor, you will discover two spacious double bedrooms. The master bedroom boasts an ensuite bathroom, which has been tastefully finished with high-end fixtures and

fixtures. The second bedroom offers the convenience of a separate WC, ensuring comfort and privacy for guests or family members.

Overall, this barn conversion is an exquisite property that seamlessly blends modern luxury with the unique character of the original structure. Its desirable location, low maintenance nature, and high-quality finishes make it a truly remarkable home for discerning buyers seeking a stylish and convenient rural lifestyle.

OPEN PLAN LIVING/DINING ROOM

A beautifully designed space to enjoy modern free flow living with the formal living space seamlessly connecting to the dining area and kitchen, French door onto the newly landscaped rear garden complete this space perfectly

KITCHEN

A great range of units for plenty of storage and fully integrated appliances

UTILITY

Perfect hideaway area for the washing machine and laundry. Leading to:

WC

GALLERIED LANDING

Take a walk across the open gallery landing to appreciate the views on the inner barn below

BEDROOM ONE

A good sized double bedroom with its own ensuite facilities

ENSUITE

Vanity housed hand wash basin and concealed cistern along with a walk in shower with waterfall head, overall giving a nice sleek contemporary feel

BEDROOM TWO

A good sized double bedroom with its own ensuite facilities

ENSUITE

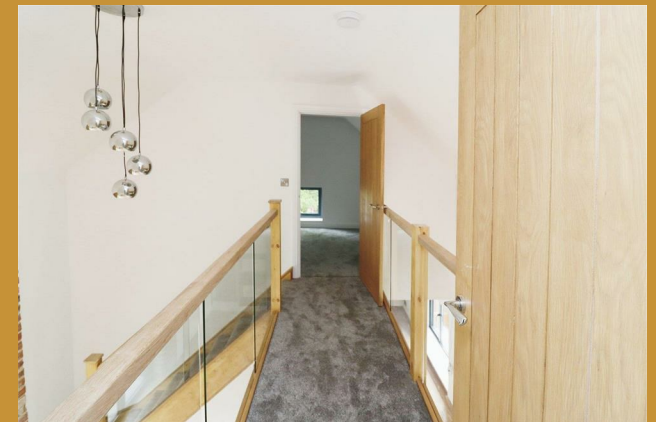
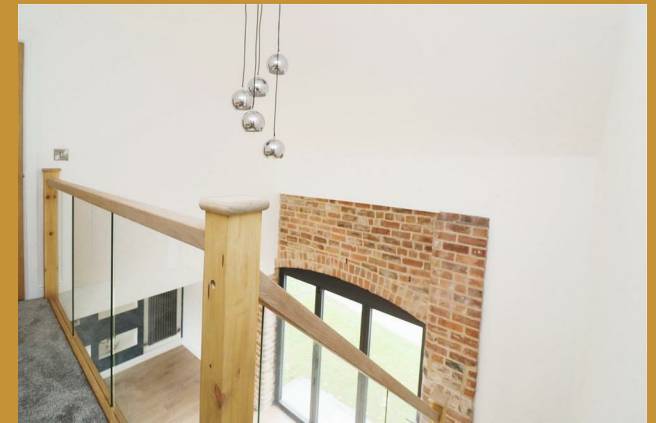
Vanity housed hand wash basin and concealed cistern along with a walk in shower with waterfall head, overall giving a nice sleek contemporary feel

EXTERNALLY

As you approach the barn, you will discover a spacious garden on the side of the property, offering an excellent opportunity to grow your own vegetables or create a beautiful landscape to make this space truly special.

Moving further, you will find a block-paved driveway providing parking for two vehicles. The rear garden is accessible through the French doors from the dining area. It boasts a charming patio area and is predominantly laid to lawn, with complete enclosure provided by timber fencing. This creates a private and secure outdoor space for your enjoyment.

THE BARN NORTH STREET





THE BARN NORTH STREET

ADDITIONAL INFORMATION

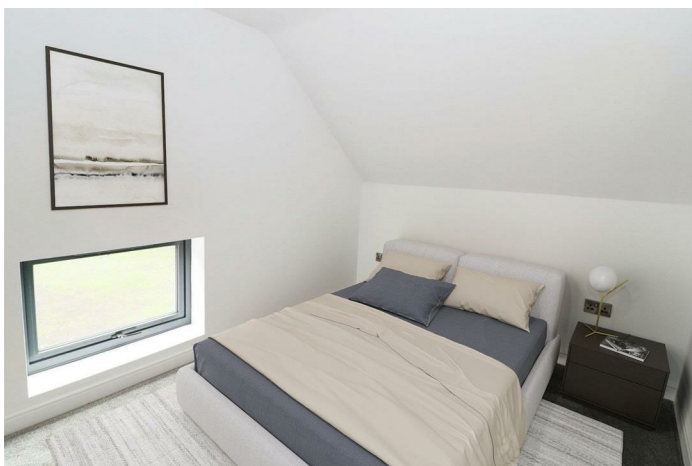
Local Authority – West Lindsey

Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Biltons Estate Agents
20 Dartmouth Road
Scunthorpe
DN17 1TR

01724 642002
enquiries@biltons.co.uk
<https://biltons.co.uk/>



BILTONS

THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002