



THE GRANARY THORPE-LE-VALE

LUDFORD, LN8 6AR

£350,000
FREEHOLD

An exciting opportunity to complete your own self build barn conversion in the heart of the Lincolnshire Wolds. Enjoying the most phenomenal rural views to all elevations and in a wonderfully secluded yet convenient location, this truly is the chance to build your own dream home!



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THE GRANARY

DESCRIPTION

With a clever proposed layout spanning over 3500 sqft across two floors that captures the beauty of its situation and scenic outlooks.

To the impressive ground floor, the property proposes a stylish living dining kitchen, a cosy lounge, a convenient study, as well as a practical utility room, entrance hall, and WC.

To the first floor, the four bedrooms will be a true highlight. The Master Bedroom shall offer a Dressing Room and Ensuite as shall Bedroom Two. The remaining two double bedrooms shall be serviced by the family bathroom,

Start of the conversion works have already been undertaken, including extensive re-roofing and brickwork replacement.

Situated on 4.20 acres (STS) of land, this property provides ample space for outdoor activities, equine facilities and relaxation. The south-facing rear garden is a tranquil retreat, perfect for enjoying sunny afternoons and al fresco dining.

Embrace the beauty of rural living while enjoying the modern comforts.

ENTRANCE

Accessed from the east elevation, the entrance way shall lead to a useful ground floor WC and Utility/Laundry Room and through an open walkway to the Kitchen area

WC

With window to the side

UTILITY ROOM

With door leading onto the rear garden and window to the side.

OPEN PLAN LIVING DINING KITCHEN

A fantastic open plan family living, dining and eating space that shall be proposed 'zoned' into each area respectively, perfectly complimented by proposed full length feature windows to the front, staircase rising to the first floor and opening to an inner hallway, leading to the Study and Formal Lounge

STUDY

A flexible space with side door to the gardens.

FAMILY ROOM

The formal reception room shall be the perfect spot to unwind in an evening and shall impress with its vaulted ceiling and full length feature window to the south elevation. Bi-folds will overlook the rear garden and further door and window to the side, there will be ample space for comfy sofas and armchairs.



VIEW FROM SOUTH EAST



VIEW FROM SOUTH WEST

FIRST FLOOR LANDING

The 'L' shaped Landing shall lead to Four Bedrooms and the Family Bathroom with feature windows to the front

MASTER BEDROOM

With window to the rear this spacious room also offers:

DRESSING ROOM

A spacious walk in wardrobe and Dressing Room area that is ideal for fitted furnishings, hanging rails and/or storage

ENSUITE

For added comfort

BEDROOM TWO

With window to the front this spacious room also offers:

DRESSING ROOM

Ideal for hanging rails/closets and built in storage

ENSUITE

For added comfort.

BEDROOM THREE

With window to the rear, this spacious double bedroom shall have ample space for bedroom furnishings

BEDROOM FOUR

With window to the rear, the final double bedroom shall have ample space for bedroom furnishings

FAMILY BATHROOM

To service the further bedrooms with window to the rear.

OUTSIDE

With a sweeping driveway concluding at the front reception area of the property, the grounds total 5 Acres STS and wraparound 'The Granary' and nestle beside rolling fields set to crops. The Formal Rear Garden basks in a glorious south facing disposition and is majority walled, with ample space for sprawling patio areas and formal lawns, flowerbeds and borders.

CURRENT BUILDING

The present Vendors have undertaken partial conversion themselves and therefore the building has undergone extensive improvements to include a new roof and replacement brickwork where required which was carried out by local, renowned builders and barn conversion specialists, Mark Donner Ltd.

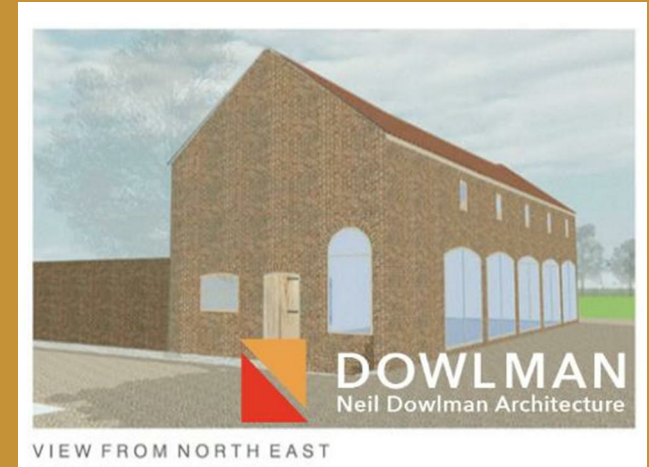
PLANNING PERMISSION

Planning Permission was granted under ELDC Planning Application N/108/01114/22 for the change of use, conversion of and alterations to existing outbuilding to form a residential dwelling.

AGENTS NOTE / CREDITS

The planning application, architectural design and visuals were completed by Neil Dowman Architecture - www.neildowman-architecture.co.uk

THE GRANARY



The Granary, Thorpe Le Vale



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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

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