



**Honeysuckle Barn, Ryders Court, The Hall Farmyard, Hall Lane,
Harrowby Grantham NG31 9HA**

welcome to

Honeysuckle Barn, Ryders Court, The Hall Farmyard, Hall Lane, Harrowby Grantham

GUIDE PRICE £260,000 - £275,000 - Beautiful NEW BUILD BARN CONVERSION located in a semi-rural location. Energy efficient and constructed with a cedar wood exterior, solid oak wood flooring, underfloor heating, and solar panels. Open plan living with two bedrooms and shower room. Viewing is a Must!



Entrance

With glazed door leading into the spacious entrance hall. Set of double doors leading to a large storage cupboard which incorporates the underfloor heating controls. Solid oak wood flooring with underfloor heating and doors leading to all rooms.

Open Living Area

21' 3" x 20' 10" (6.48m x 6.35m)

French doors and side window panels to the front providing lots of light. Skirting boards, solid oak wood flooring and spotlights to the ceiling. Open plan aspect to the kitchen area, Which will have a range of fitted units and a convenient breakfast bar, integrated appliances and with a window to the rear aspect.

Bedroom One

11' 5" x 10' 6" (3.48m x 3.20m)

This double bedroom has a window to the front aspect, spotlights to the ceiling and carpet flooring.

Bedroom Two

11' 5" widest point x 10' 2" (3.48m widest point x 3.10m)

Another double bedroom with spotlights to the ceiling, carpeted flooring. Window to the rear aspect.

Family Shower Room

7' 7" x 5' 11" (2.31m x 1.80m)

With semi circular shower cubicle, low-level WC and vanity sink unit with cupboard beneath. Electric heated towel rail, spotlights to the ceiling, extractor fan and window to the rear aspect. Tiled flooring and partial tiling to the walls.

General Description Outside

Beautifully landscaped gardens are mainly laid to lawn with two large Indian stone patio areas, ideal for outside dining. To one side of the property the original stone wall has been retained.

At the entrance to the property, there are minimum two parking spaces. And there is the opportunity to put a gated frontage on this plot to create more privacy.

For viewings, please contact William H Brown on 01476 566363.

Agents Note:

To the rear of the property, there will be a right of way for property maintenance.

The property also benefits from mains gas, gas boiler used for underfloor heating and hot water.



view this property online williamhbrown.co.uk/Property/GST113367

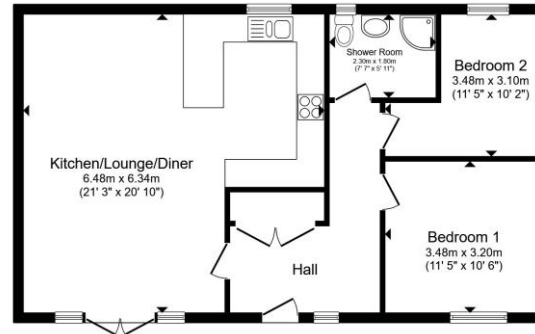


welcome to

Honeysuckle Barn, Ryders Court, The Hall Farmyard, Hall Lane, Harrowby, Grantham

- New Build Barn Conversion
- Energy Efficient, Underfloor Heating & Solar Panels
- Open Plan Living
- Two Double Bedrooms
- Exterior Space

Tenure: Freehold EPC Rating: Exempt



Floor Plan

Total floor area 71.8 m² (772 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

william
h brown

guide price

£260,000 - £275,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST113367](https://www.williamhbrown.co.uk/Property/GST113367)



Property Ref:
GST113367 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)