



- Substantial Barn Conversion
- Total Floorspace Of Approx 2200 Sq Ft
- 0.8 Acre Plot (STS)
- 3 Double Bedrooms
- Rural Location With Field Views
- Lounge With Vaulted Ceilings & Beams
- Ample Parking & Double Garage
- 1 Mile For Metheringham Railway Station

Blackthorn Barn, Blankney, LN4 3BJ,  
£500,000





Dating back to 1881, this former dairy farm was converted to an executive development of 5 dwellings approximately 20 years ago. Blackthorn Barn is the sole single storey dwelling and stretches over 2,200 Sq. Ft. and enjoys far fetching views over the rural Lincolnshire countryside. Nestled between farmers fields and the former RAF Metheringham airbase, the property is of unique standing and offers a rare opportunity for those looking for a special home with extensive outdoor space. In total, the plot measures approximately 0.8 acres (sts) and includes a landscaped rear garden, double garage and ample parking provisions. Internally, the home has maintained many of the original features of the barn with the lounge consisting of a vaulted ceiling with exposed beams. Furthermore, plenty of the rooms enjoy floor to ceiling windows allowing for the exceptional views throughout the internal space. Dining space is provided in the form of a kitchen diner with a range of units and access onto the main garden. There are 3 double bedrooms with a substantial master bedroom featuring ensuite with his and hers vanity units. In addition, there is a 4 piece family bathroom measuring 9'1x13'2. Other benefits to the property include; double garage with twin barn style access (19'3 x 18'10), second extensive storage space and ample parking for multiple vehicles or motorhome. The property comes with oil fired central heating, feature log burner and double glazing throughout. Being located just over 1 mile from Metheringham village provides the property with a range of multiple amenities such as; co-op foodstore/post office/pharmacy, primary school, multiple takeaways and public housing, primary school and nursery whilst also have a regularly serviced railway station and bus service. WHAT 3 WORDS - Crusted.Windmill.Button. Council band: D. Freehold.



## Entrance Hall

Having 3 radiators, multiple rear facing double glazed windows and external access onto rear garden and a wall mounted consumer unit.

## Kitchen Diner

15' 2" x 18' 3" (4.62m x 5.56m)

Having a double glazed window to front aspect with external door leading to front plot. Having a range of base and eye level units with a freestanding kitchen island, space and plumbing for kitchen appliances, remaining rangemaster 110 cooker with halogen hob and extractor hood and Worcester oil boiler.

## Lounge

18' 6" x 20' 1" (5.63m x 6.12m)

Having a double glazed window to front and rear aspects, external door leading onto front plot. There are original exposed beams, feature log burner and a radiator.

## Master Bedroom

19' 1" x 19' 3" max (5.81m x 5.86m)

Having a double glazed window to front and side aspects and 2 radiators. Access to:

## En-Suite

5' 8" x 13' 2" (1.73m x 4.01m)

Having a double glazed obscured window to front aspect, His & Her's vanity unit, chrome heated hand towel rail, extractor unit, low level WC and shower cubicle.

## Bedroom 2

13' 2" x 11' 1" (4.01m x 3.38m)

Having a double glazed window to front aspect, radiator and loft access.

## Bedroom 3

9' 1" x 15' 2" (2.77m x 4.62m)

Having a double glazed window to front aspect, loft access and radiator.

## Bathroom

9' 1" x 13' 2" (2.77m x 4.01m)

Having His & Her's vanity unit, bath tub, shower cubicle, low level WC, radiator, extractor unit and a chrome heated hand towel radiator.

## Storage

19' 7" x 8' 2" (5.96m x 2.49m)

Having roof storage and 2 double sockets, a double glazed window to side aspect and external access to landscaped garden.

## Double Garage

18' 10" x 19' 3" (5.74m x 5.86m)

Having 2 barn style doors from parking area with parking space provided. Having ample provisions for multiple vehicles or larger vehicles such as motorhomes or caravans.

## Outside Rear

Being landscaped with a patio pathway, gravelled area and partially lawned area whilst housing oil tank. Side access to the front of the property and access to the passageway in between Blackthorn Barn garage and neighbouring garages.

## Outside Front

Having a large lawned area with the total plot measuring approximately 0.8 acres (sts) and being boarded with a fenced perimeter.

## Agents Note 1

The property comes with a ses pit and empties into a drainage field, as a result the vendor enjoys relatively low water bills.

## Agents Note 2

The area has no permitted development rights.

## Agents Note 3

There is an Access Maintenance Arrangement fee with the local farmer of £86 PA.





**GROUND FLOOR**  
2206 sq.ft. (204.9 sq.m.) approx.



TOTAL FLOOR AREA : 2206 sq.ft. (204.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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