



Manor Farm Barn Church Lane, Evedon Sleaford NG34 9PA

welcome to

Manor Farm Barn Church Lane, Evedon Sleaford

Impressive character barn conversion in the sought after hamlet of Evedon. Developed & renovated to an incredibly high standard by the current owner, character features include exposed beams & brick fireplaces with inset log burners. Large outbuilding & approx. 6 acres, possible equestrian use

Entrance Hall

Having engineered oak flooring, built-in cloaks cupboard (5'2" x 5'5") and doors off to all ground floor rooms.

Open Plan Kitchen Living Area

19' 1" x 28' 8" (5.82m x 8.74m)

Fitted with a range of wall and base units, work surfaces and a single bowl sink. Integrated electric oven, grill, four ring induction hob, microwave, plumbing for washing machine and tumble dryer. Central Island with drawer and cupboard storage, feature fireplace with inset log burner in living area and bi-folding doors to private patio area. Engineered oak flooring throughout.

Lounge

17' 5" x 14' 10" (5.31m x 4.52m)

There is engineered oak flooring and door leading to utility room and WC.

Gym / Playroom

12' 4" x 14' 7" (3.76m x 4.45m)

Having engineered oak flooring.

Laundry Room

10' 2" x 8' 3" (3.10m x 2.51m)

There is engineered oak flooring.

First Floor

Bedroom One

17' 4" x 11' 9" (5.28m x 3.58m)

There is a walk-in wardrobe with hanging space, shelving and light. Door to:

Ensuite

8' 6" x 7' 5" (2.59m x 2.26m)

Comprising a three piece suite of WC, inset sink and double shower cubicle with raindrop style thermostatic shower. Heated towel rail, shaving point, extractor and tiled floor.

Bedroom Two

18' 10" x 12' 7" (5.74m x 3.84m)

Door to:

Ensuite

6' 7" max x 15' 7" (2.01m max x 4.75m)

Fitted with a three piece suite of WC, inset sink and corner shower cubicle with raindrop style thermostatic shower. Extractor, heated towel rail, shaving point and Moduleo flooring. Door to:

Walk-In Wardrobe

6' 11" x 14' 9" (2.11m x 4.50m)

Having a range of hanging space, engineered oak flooring and light.

Bedroom Three

10' 7" x 12' 7" (3.23m x 3.84m)

Bedroom Four

12' 6" x 7' 11" (3.81m x 2.41m)

Ensuite

8' 8" x 3' 5" (2.64m x 1.04m)

Comprising three piece suite of WC, inset sink and double shower cubicle with raindrop style thermostatic shower. Extractor, heated towel rail, shaving point and tiled flooring.

Family Bathroom

7' 8" x 15' 6" (2.34m x 4.72m)

Fitted with a four piece suite of WC, inset sink, freestanding bath with floor mounted mixer tap and shower head, walk-in double shower cubicle with raindrop style thermostatic shower, extractor, heated towel rail, shaving point and Moduleo flooring.

Further Accommodation

Entrance Porch

5' 10" x 5' 8" (1.78m x 1.73m)

Having hand-cut Indian fossil stone tiled flooring and door to:

Open Plan Kitchen Living Area

18' 2" x 27' 9" (5.54m x 8.46m)

There is a range of solid wood wall and base units, composite and solid oak work surfaces and a one and a half bowl ceramic sink. Integrated electric range with six ring gas hob, extractor and dishwasher. Central Island with solid oak surface, integrated wine fridge, built-in wine rack and three seater breakfast bar. Space for fridge freezer, hand-cut Indian fossil stone tiled floor, door to bedroom, access to rear porch, stairway to first floor bedroom and door leading to:





Utility Room

9' 2" x 9' 1" (2.79m x 2.77m)

Having a range of wall and base units, solid wood surfaces and a single bowl stainless steel sink. Plumbing for washing machine and tumble dryer, two built-in airing cupboards with hot water tanks, cupboards with underfloor heating controls, hand-cut Indian fossil stone tiled floor and door to:

WC

4' 11" x 3' 7" (1.50m x 1.09m)

Comprising of a two piece suite of WC and sink. Hand-cut Indian fossil stone tiled floor.

Rear Porch

6' 11" x 7' 5" (2.11m x 2.26m)

Having hand-cut Indian fossil stone tiled floor and door leading to rear garden.

Bedroom One

18' x 21' (5.49m x 6.40m)

There is engineered oak flooring, fitted speakers, bi-folding doors leading to rear garden, freestanding bath with floor mounted mixer tap and doorway to:

Ensuite

12' 3" x 5' 6" (3.73m x 1.68m)

Fitted with a three piece suite of WC, inset sink and double shower cubicle with raindrop style thermostatic shower, Heated towel rail, fitted speaker and engineered oak flooring.

First Floor

Bedroom Two

6' 11" x 20' 11" (2.11m x 6.38m)

Built-in to the eaves with solid wood flooring and fitted hanging space.

Outside

The property is approached via a private gravel driveway with a timber five-bar gate leading to the property's own 'in and out' driveway. This provides ample off road parking for all manner of vehicles and gives access to the open fronted double garage. The formal property gardens are generally low maintenance and laid to Indian Sandstone paving with block paved kerbing. There is a range of mature plants and shrubs throughout the rear garden with a small patio area to the front of the main property



providing views over the Old River Slea and open fields. To the rear of the outbuilding is where the majority of the acreage is situated with a good sized lawned garden with pond and mature trees, as well as 24 solar panels that are owned outright. A five-bar gate leads to a fully enclosed substantial paddock with two stables having power and water.

Open Fronted Double Garage

20' 1" x 29' 4" (6.12m x 8.94m)

Doorway providing access to:

Storage Barn / Workshop

69' 11" max x 76' 3" max (21.31m max x 23.24m max)

A large open space with fitted workshop, storage areas and WC. Double doors to the side provide access for larger vehicles.

Office Space / Gym

23' 5" x 18' 4" (7.14m x 5.59m)

Kitchenette

7' 11" x 3' 5" (2.41m x 1.04m)

Fitted wall and base units, work surface, single bowl stainless steel sink and extractor.

WC

Comprising a two piece suite of WC and sink. Heated towel rail and extractor.

Home Office

Having fitted monitor with CCTV access.

Additional Details

The whole property has underfloor heating throughout the ground floor, solid wooden doors internally and separate CCTV and alarm systems for the house and office space. The office space is also served by its own heating system and Wi-Fi. Throughout the property, there are character features to include exposed beams and solid stone walls, with the Old River Slea (a small waterway) running adjacent to the property.



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welcome to

Manor Farm Barn Church Lane, Evedon Sleaford

- Substantial barn conversion in sought after location
- Developed & renovated to an incredibly high standard
- Large outbuilding with incorporated office space & garaging
- Approximately 6 acres in total lending itself to equestrian use with 2 stables
- Family bathroom, downstairs WC & four ensuites

Tenure: Freehold EPC Rating: C

£1.250.000



Ground Floor



First Floor



First Floor



Outbuilding



Office Space

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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