



## THE BARN, 1 STRAWSONS FARMYARD

Main Street, Great Casterton, Stamford, PE9 4AP



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*The Barn is a beautiful home which was converted from a collection of farm buildings into a residential dwelling approximately 30 years ago.*

*Today we find a wonderful home offering flexible accommodation that will suit a variety of different needs. The property has been renovated and refurbished by the present owner with a new kitchen, new bathrooms, and underfloor heating to name but a few.*

### WELCOME HOME

Stepping into the large dining hall with an open staircase to the first floor, this delightful room has an open plan feel with a study area tucked away beyond the staircase. There is a large dining area with charming features such as exposed stone walls and the original timbers and cross beams, giving just a hint of the buildings past.

This lovely space connects with the kitchen, the garden room and the sitting room which allows for a great flow throughout the whole living area.

The wonderful dining kitchen is a real "hub of the home" with its range of painted wall and floor standing cabinets arranged around a large island with connecting casual dining area. Stylish yet practical porcelain floor tiles have underfloor heating keeping toes cosy in cooler months while sunlight floods the room with windows looking out on three aspects.





Beautiful granite work surfaces provide plenty of prep space along with an extensive array of integrated appliances to suit even the most adventurous cook! There are two combi/multifunction ovens with a warming drawer beneath, a large induction hob complete with discreet pop up extractor fan, double fridge freezers, a dishwasher and pull out bins.

Directly off the kitchen is a utility room with further storage and space for white goods.

The wonderful sitting room has a vaulted ceiling with exposed cross timbers, windows on two aspects and a large woodburning stove which is set within an exposed stone hearth and surround. Again, with its connection to both the dining hall and the garden room, the whole space has a fabulous flow throughout.

Beyond the sitting room is a large bedroom suite with contemporary en suite shower room, perfect for guests or those not wishing to use the stairs.

The en suite itself has underfloor heating and a large wet room style shower area with rain head shower above, a loo and a vanity wash basin, a towel rail and in built storage cabinets.

This area could be annexed from the main house with the current garage to create an ideal annexe or Airbnb if required.

Walking from the kitchen, past the cloak room and boiler room we step back into the dining hall and into a wonderful garden room with doors also to the sitting room, and leading outside to the wonderful terrace and garden.

The garden room is the ideal place to relax, large enough for another dining area along with plenty of room for comfy seating.





## FIRST FLOOR

From the reception hall an open staircase rises to a bright airy first floor landing with semi vaulted ceiling and exposed cross timbers again, hinting at the property's past use.

There are three very generous bedrooms, one en suite plus a beautifully appointed family bathroom.

The principal bedroom features a tall barn window overlooking the front elevation and a beautifully appointed en suite bathroom with large shower, loo, an inset vanity wash basin with granite counter top, contemporary tiling and underfloor heating.

Next door is a lovely vaulted bedroom overlooking the rear garden along with velux roof windows flooding the room with natural light. The third bedroom is located to the far end of the hallway and has a semi vaulted ceiling with exposed timbers and views across the front elevation.

The family bathroom has underfloor heating with contemporary tiling and is fitted with a bath tub, separate shower, loo, towel rail and vanity basin with in built storage.

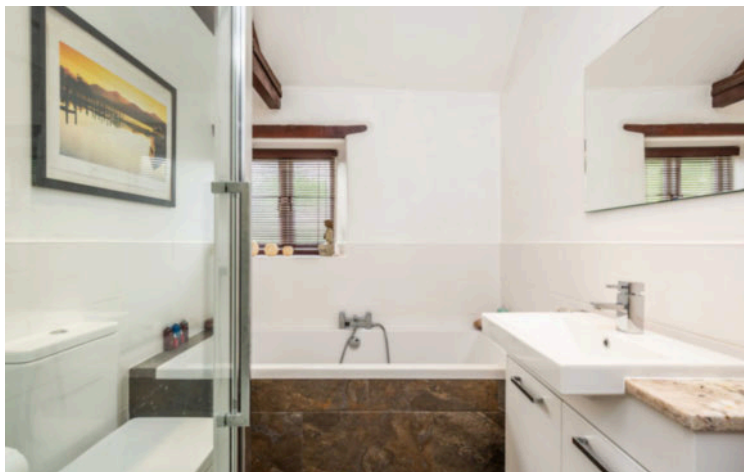
## STEP OUTSIDE

To the front the property has a neat lawn with a pathway which runs along the length of the property.

To the westerly side of the property, iron gates open to a shingle driveway which in turn leads to a large double garage.

The rear walled garden has a lawn with a large stone terrace providing a great space for alfresco dining and outdoor entertaining.

There is a further "secret" garden area beyond a wall



which originally formed part of an orchard and still retains fruit trees.

## SERVICES

Electric, water and mains drainage are understood to be connected. The property has oil fired central heating. (none tested by the agent)  
Mains gas is available.

## FIXTURE & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## LOCATION

Great Casterton is a charming village just a few minutes' drive from the Georgian market town of Stamford. Within the village there is the Church of St Peter and St Paul, schools for all ages and a village pub. Just on the outskirts of the village is a lovely garden centre complete with butchers, deli counter, a restaurant and a homeware section, to name but a few.

A few minutes' drive takes you to Stamford with its many amenities, shopping, leisure and schooling options.

## TENURE

Freehold

## POSSESSION

Vacant possession upon completion.

## LOCAL AUTHORITY

Rutland County Council  
Council Tax band G





## PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## EPC

Rating - D

## VIEWING

Strictly by appointment through the agent, Digby and Finch Telephone: 01780 758 090.



**Digby & Finch**

8 St Mary's Hill, Stamford, PE9 2DP

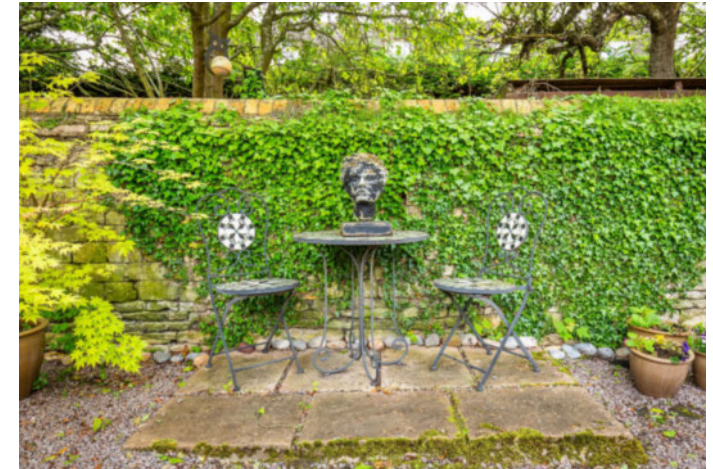
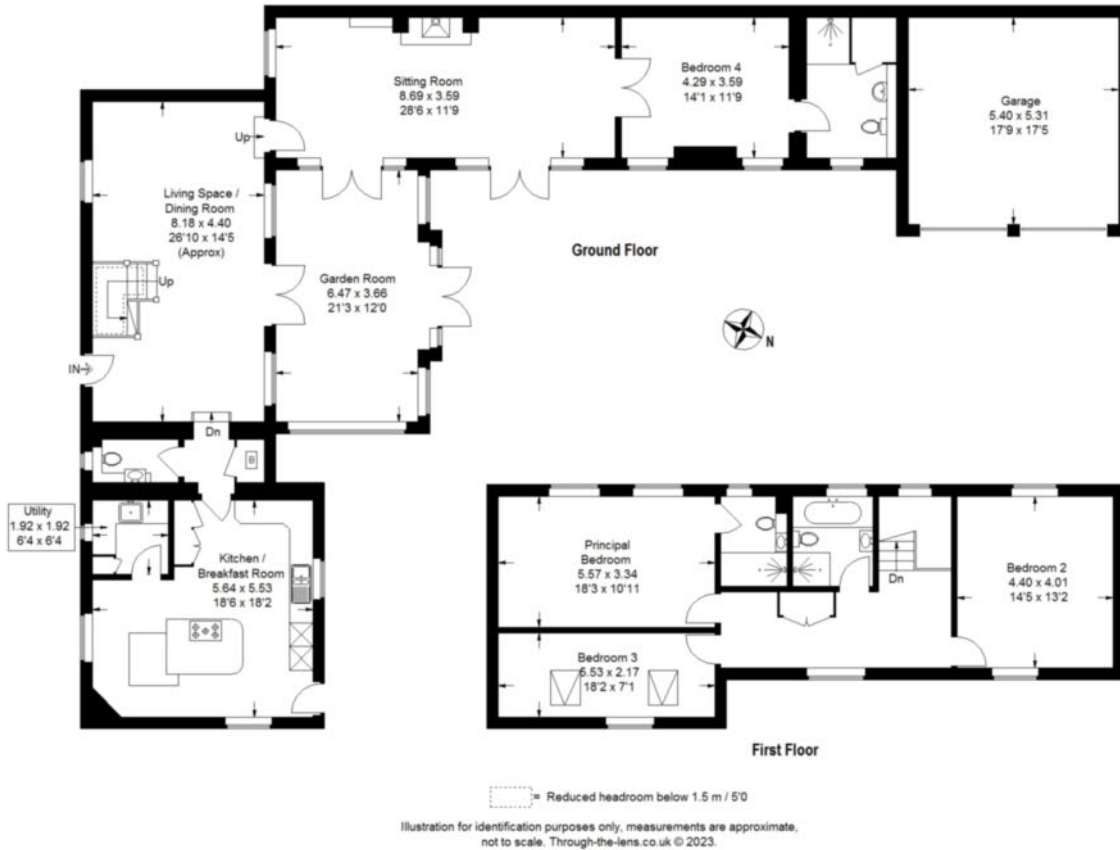
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**1 Strawsons Farmyard, Main Street, Great Casterton. PE9 4AP**

Approximate Gross Internal Area = 238.6 sq m / 2568 sq ft  
 Garage = 29.1 sq m / 313 sq ft  
 Total = 267.7 sq m / 2881 sq ft



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