



Anfield Barn

Small Drove Lane | West Pinchbeck | Lincolnshire | PE11

FINE & COUNTRY

KEY FEATURES

- *A Red Brick South Lincolnshire Barn Conversion, Retaining a Wealth of Character Features*
- *Situated in an Attractive Semi-Rural Location with Easy Access to Spalding and Bourne*
- *Bright and Airy Entrance Hall, Formal Reception Room, Dining Room and Study*
- *Bespoke Kitchen/Breakfast Room, Family Room, Utility Room and Boot Room*
- *Galleried Landing, Three First Floor Bedrooms, an En-Suite and a Family Bathroom*
- *Fourth Downstairs Bedroom, Currently Used as a Gym, and a Downstairs Shower Room*
- *Annex Potential Incorporating Games Room, Gym, Garden Room and Shower Room*
- *Brick Barns Offering Double Garage/Garden Store, Carport, Outdoor Kitchen and Storage*
- *Sits on 0.77 Acres of Mature, Well-Screened Grounds (Subject to Measured Survey)*
- *Partially Walled Landscaped Garden, Courtyard Garden and an Enclosed Large Lawn Area*
- *Sweeping Gravel Driveway and Off-Road Parking for Several Vehicles*
- *Total Accommodation Extends To Approximately 3768 Sq.Ft.*





Anfield Barn is a property that tells a story. From its origins as a group of disused Victorian agricultural buildings to the striking and deeply personal home it has become, every detail reflects the creativity, dedication and effort poured into its transformation.

The property was purchased in 1996 by its current owners, who saw something in the tumbledown shell that others might have missed. At the time, the buildings were uninhabitable. There were mud floors, no services and no layout to speak of – but what it lacked in modern comforts, it made up for in raw potential and a setting of peaceful seclusion just outside the village of West Pinchbeck.

What followed was a gradual and ambitious conversion. An architect friend assisted with the planning and design, helping to shape the original structure into a home that works beautifully for modern family life without sacrificing the soul of the old barn. Wherever possible, original features were retained or reinstated. The brick arches that now house large windows at the rear were part of the original construction. The rear garden wall remains untouched from the building's previous incarnation. Beams salvaged from other agricultural structures on the site were repurposed as internal wall features, creating an architectural nod to the building's past.





The main sitting room is a particular highlight, combining comfort with a strong sense of history. At one end of the room there is a decorative fireplace, while set separately into the corner is a striking brick-built forge feature, transported from another property where the vendor's great-grandfather had run a blacksmith's shop. The forge was carefully dismantled, with each brick numbered and reassembled inside the barn to create a dramatic and meaningful focal point.

Outside, a second forge has been cleverly adapted for use in the garden's covered entertaining space. The original blacksmith's trough now serves as an ice bath for drinks, and the bellows remain in place as a nod to the past. Referred to by the current owners as the "Italian Area", this space is perfectly arranged for alfresco gatherings, offering shelter, seating and plenty of charm whatever the weather.

The kitchen is just as inviting, with a homely feel and relaxed charm. At its centre sits a traditional Aga, nestled beneath a brick chimney breast, and there's an island for casual dining or morning coffee. The flooring here is Indian slate, chosen for both practicality and appearance, while above, ceiling beams lend texture and continuity with the rest of the house.

Beyond the main living areas, the sense of scale and craftsmanship continues. The central staircase rises gracefully before splitting left and right, leading to a full square landing above. This galleried space is a real architectural statement, offering views back down to the entrance and out through the glazed arch to the garden beyond. Exposed brickwork and original beams carry through the character of the house, adding warmth and texture that give the interiors their distinctive feel – a rare blend of volume and intimacy that modern builds seldom achieve.











The accommodation is generous and adaptable. The space above kitchen is designed to be an additional bedroom on the first floor, if required – whilst a separate wing, accessed via the kitchen and added in 2005, that houses what is currently a gym or additional bedroom, is ideal for use as a self-contained annex, guest suite or even a holiday let, with its own access and plenty of space to create something fully independent if desired. The heating system was thoughtfully designed to accommodate this, with two separate oil-fired boilers serving different parts of the house and underfloor heating throughout.

The gardens at Anfield Barn are thoughtfully divided into three distinct areas, each with its own atmosphere and purpose. Furthest from the house lies a long lawn, currently home to a football goal. Surrounded by hedging and unconnected to any elevations of the building, it is perfectly suited for energetic games (without the worry of broken windows!).



Closer to the house, the main square garden is bordered by mature trees and established shrubs, with a wide lawn at its centre and a patio seating area ideal for outdoor dining or entertaining in the warmer months. The third garden, accessed via the garden room, is a gravelled space framed by planting and specimen trees. This is where the barbecue area is located, along with access to the covered Italian Area – a wonderfully atmospheric outdoor room that links the garden's structure with the home's heritage. Together, the three gardens offer variety, privacy and flexibility, whether for play, entertaining or peaceful retreat.

The outbuildings offer additional potential, comprising a carport, garden store (designed to a double garage) and an old stable barn, all set apart from the main house. With a combined internal footprint of over 1,200 square feet, these structures are ripe for conversion into further accommodation, workspace or a separate holiday unit, subject to the usual planning permissions.



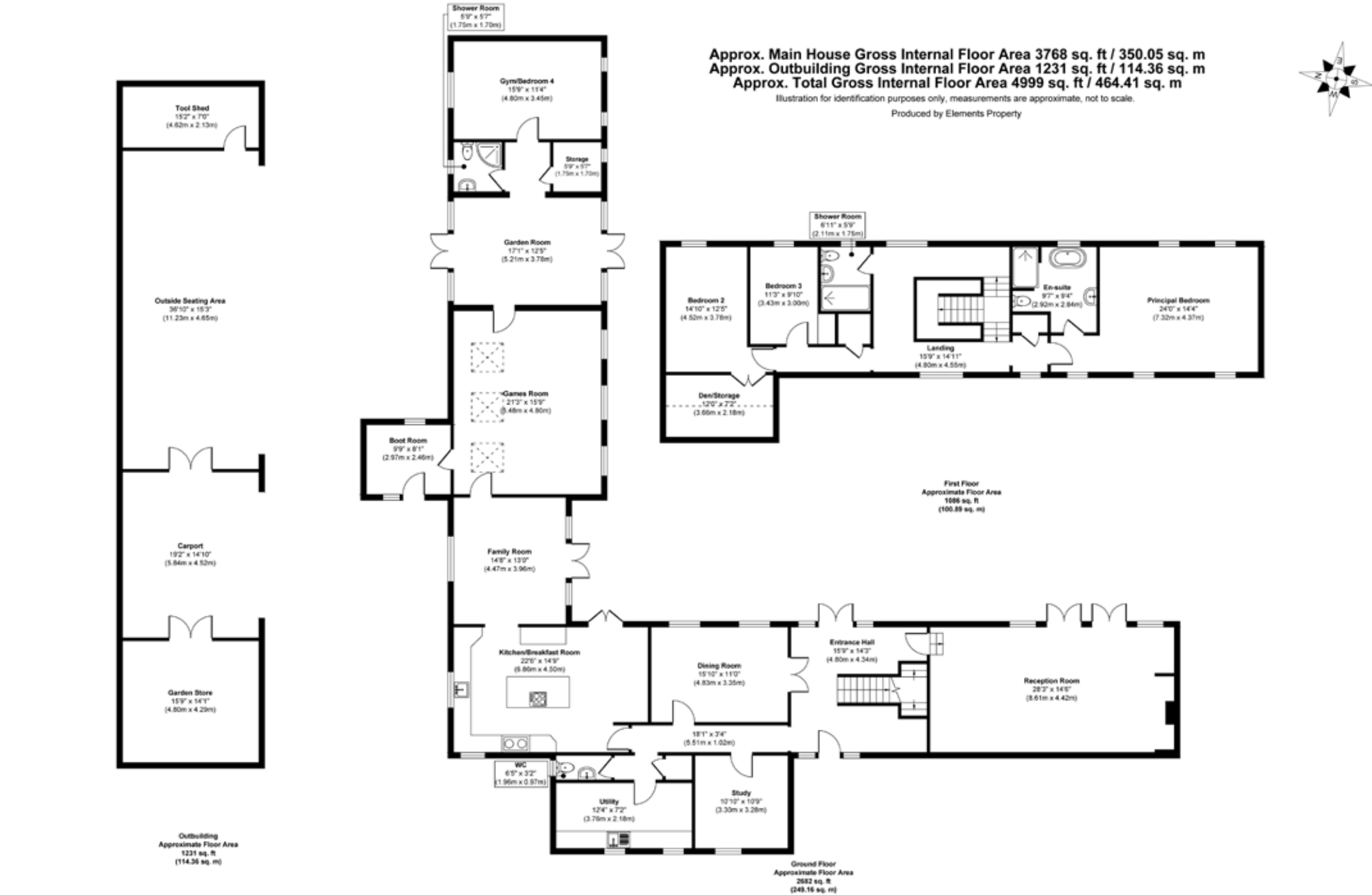


Despite its rural setting, Anfield Barn enjoys excellent local amenities. The nearby village of Pinchbeck offers everything needed day-to-day, including two well-stocked shops, a hairdresser and an award-winning butcher. There are two very good schools within easy reach, making the property a strong option for families. Just a few miles down the road, the market town of Spalding provides supermarkets, restaurants and further everyday services. Bourne is also accessible, and there are several welcoming country pubs nearby.

Over the years, Anfield Barn has been more than just a home. It has been a place for celebration and connection. Its walls have seen family Christmases, children's parties on the lawn, hot tub evenings under snow-filled skies, and long conversations around the fire. It is a home where memories are made quietly as well as in full voice.

Now ready for its next chapter, Anfield Barn offers a rare combination: heritage without the constraints of listing, privacy without remoteness, and character without compromise. It is a home that welcomes you in and invites you to imagine the life you might lead within its walls.





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LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water and Electricity, Septic Tank and Oil Fired Central Heating

TENURE: Freehold

COUNCIL TAX BAND: E

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