



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



Bramley Barn

Market Place, Wragby, Market Rasen. LN8 5QU

BELL



Bramley Barn

Market Place, Wragby

Bramley Barn is a unique three storey barn conversion right in the heart of the village of Wragby within the conservation area. Modernised and re-configured by the current vendors to offer exceptionally well-serviced modern accommodation, including two en suite bedrooms and an attractive dining kitchen; the property is complete with living room, cloakroom and third bedroom plus family bathroom. Another recent addition is an air source heating system.

Significantly rebuilt in the 21st Century, Bramley Barn retains many original features including coach house style arched doors, exposed wrought iron structural ties and wide entrance; complemented by oak flooring throughout the ground floor, quality kitchen and bathroom fitting and appropriate detailing including hand-made wrought iron light fittings. Externally there is an attractive walled and fenced courtyard style garden and dedicated off road gravelled parking space.



ACCOMMODATION

Hallway with wide double glazed wood front entrance door, carpeted staircase to first floor, oak flooring, radiator, wall lights and power points. Doors to kitchen, cloakroom and to:

Living Room with wood double glazed French doors to rear, window to side aspect; oak flooring, radiators, TV and telephone points, wall lights and power points. Open to:

Dining Kitchen having wood double glazed windows to front and side aspects; an excellent range of modern



storage units to base and wall levels including glazed display units, composite sink and drainer set to bevel edge worktop, integrated fridge, freezer, Bosch oven, microwave, induction hob beneath extractor canopy and wine cooler, Oak flooring, full height storage cupboards housing Tempest heat pump cylinder, radiator, ceiling beams, ceiling spotlights and power points.

Cloakroom comprising, low level WC, wash hand basin, radiator, oak flooring and ceiling light.

First Floor

Gallery Landing with carpeted floor, skylight to side, ceiling spotlights and power point. Doors to first floor accommodation. Carpeted stairs to second floor.

Bedroom having wood double glazed window with internal secondary glazing to side aspect; carpeted floor, radiator, telephone point, wall lights and power points. Door to:

En-suite Shower Room having wood double glazed obscure window to side aspect; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Wood flooring, radiator and ceiling spotlights.

Bedroom having wood double glazed windows with internal secondary glazing to front and side aspects; carpeted floor, radiator, wall lights, TV point and power points. Door to:

En-suite Shower Room having wood double glazed obscure window to side aspect; corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Wood flooring, radiator and ceiling spotlights.

Second Floor

Landing with carpeted floor, skylight to side, light to cowl and power points. Doors to bedroom and bathroom.

Bedroom having wood double glazed window with internal secondary glazing to front aspect and skylight to side; carpeted floor, built in eaves storage space, radiator, ceiling spotlights and power points.





Bathroom having wood double glazed obscure window to rear aspect and skylight to side; free standing bath on ball and claw feet, pedestal wash hand basin and low level WC. Wood flooring, radiator and ceiling spotlights.

OUTSIDE

Accessed through a wooden gate with panel fencing to one side, which encircles a rear paved patio area off the French doors at the rear of the property. This provides a private outdoor seating space, and bin storage area. Wooden gate to gravel parking bay area, fenced on three sides.

THE AREA

Wragby is a well-serviced village, home to a range of services and amenities, approximately 12 miles into the centre of Lincoln with regular bus routes to the City, Horncastle, Louth and the coastal towns of Skegness and Mablethorpe.

East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING:C

Heating: Air Source Heat Pump – fitted 2 years

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.

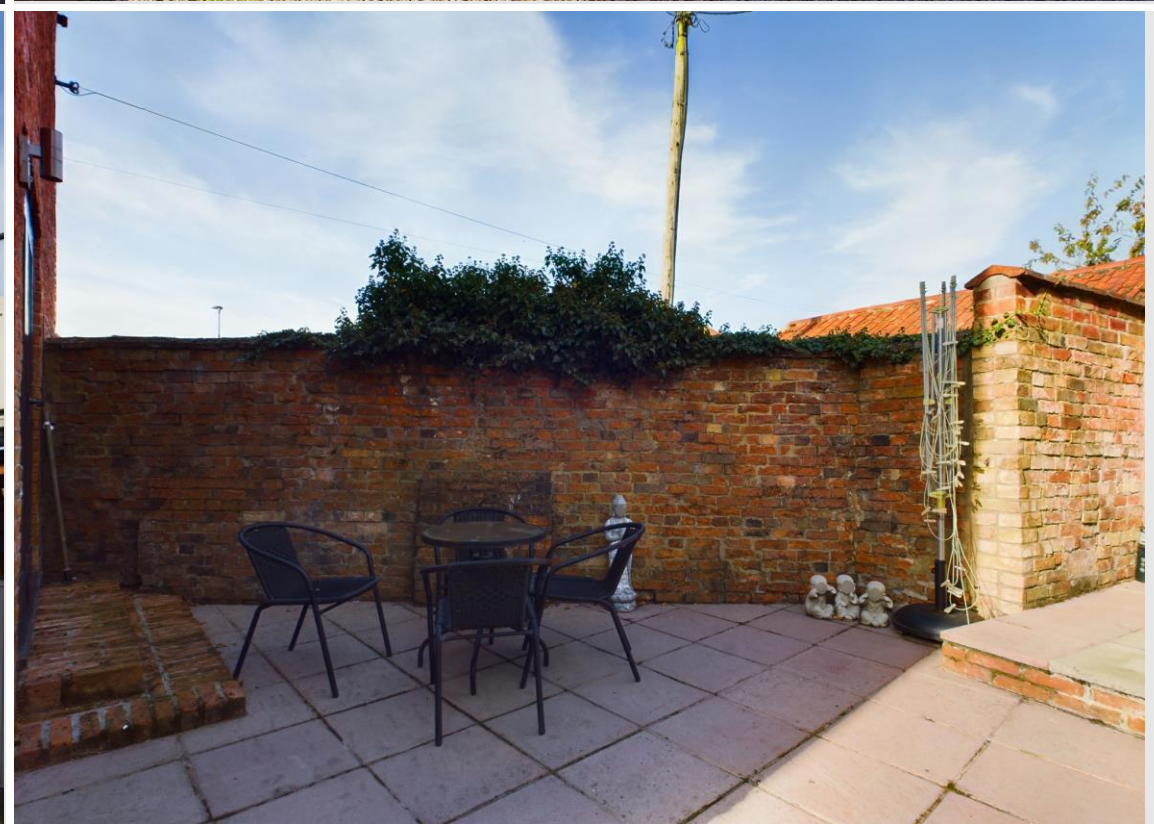
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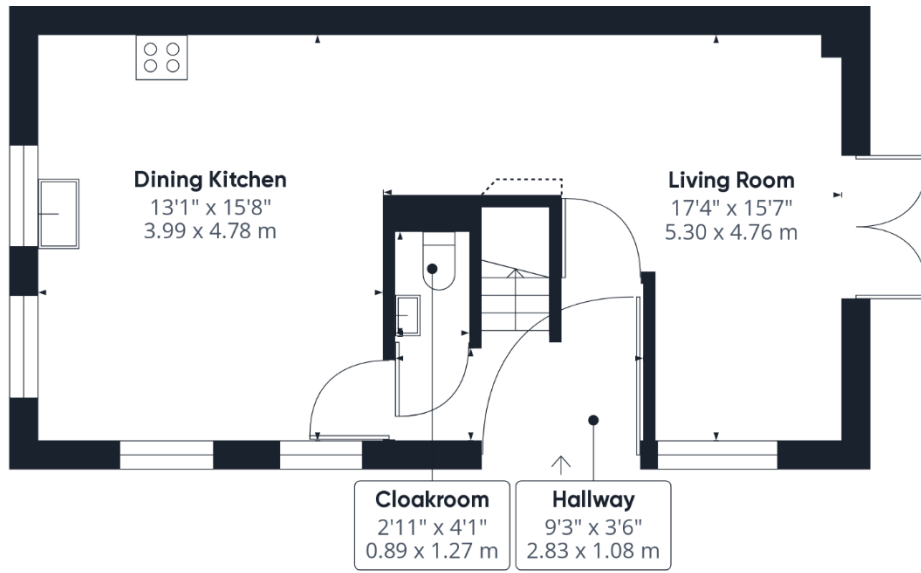
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

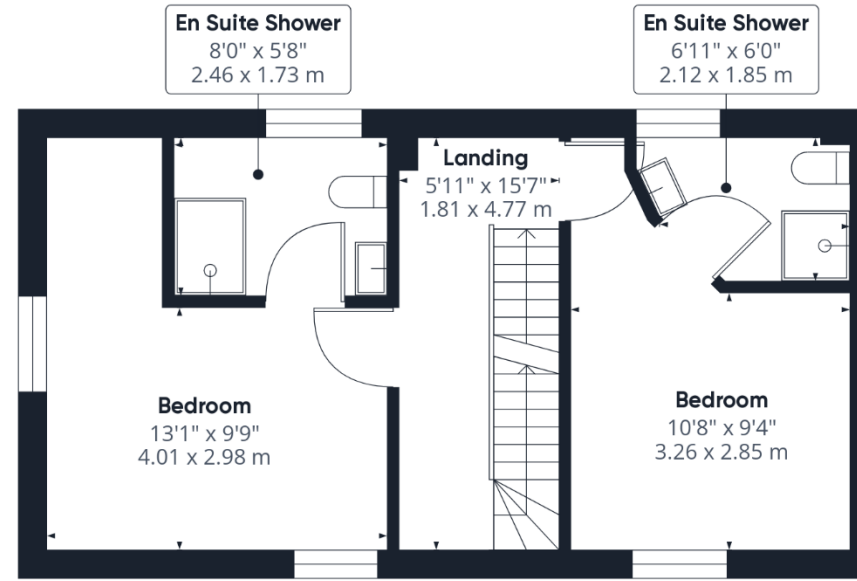
Brochure prepared 22.04.2024



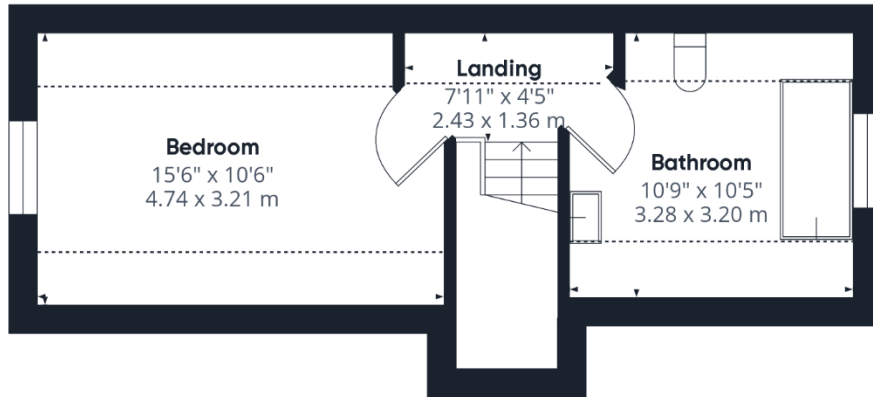




Ground Floor



Floor 1



DISCLAIMER

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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

Approximate total area⁽¹⁾

1176.17 ft²
109.27 m²

Reduced headroom

1198.56 ft²
10.34 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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