

Elm Barn

— MORTON —

ENCHANTING IMPRESSIONS

Elm Barn – a charming four bedroom home – presides over the peaceful neighbourhood of Knotts Close, a haven of calm in the heart of Morton, just a few minutes from the market town of Bourne.

Wrought iron fencing and sculpted topiary frame the entrance, while clipped box hedging and a landscaped courtyard garden create a sense of quiet prestige. Removed from the rush of the everyday, with plenty of parking available, and with its refined symmetry and considered design, Elm Barn makes an elegant first impression.



WARM WELCOME

Step through the door and into the warm embrace of the home, emanating not only from the underfloor heating beneath the tiled floor, but from the home itself. Providing a place to pause and take in the home's inviting proportions and easy natural flow, muted tones create a sense of calm in the entrance hallway, while windows draw in plenty of light. A cloakroom is conveniently tucked away, its sleek fittings and fresh tiling in keeping with the home's seamless style.



What we love...

Private, poised and effortlessly elegant, Elm Barn is a home designed for those who appreciate both beauty and balance, blending luxury with comfort, for a refined way of living.





RESTFUL SPACES

A home with flow, living spaces unfold from the entrance hallway with effortless ease.

Spacious and yet intimate in its ambience, wooden flooring adds a timeless touch in the sitting room, where a modern log-burning stove takes centre stage, perfect for cosy winter evenings and restful Sunday mornings. Deep windowsills of solid stone speak of the solidity of the build, while an exposed brick wall adds warmth and character. A quaint porthole window catches the shifting light, a quiet nod to the home's subtle detailing.



Naturally zoned, the sitting room also serves in part as the dining room, designed for effortless entertaining.

Adjoining, and glimpsed through an internal window from the sitting room, the study is a private retreat - quiet yet connected, with soft natural tones and a side window allowing light to filter gently in. Whether used as a workspace or a snug, this is a room designed for focus and stillness, a place to retreat without feeling removed.





FEAST YOUR EYES

At the heart of Elm Barn, the kitchen is a masterpiece of design, where farmhouse-feel wooden cabinetry offers ample storage, and sleek black granite worktops provide plenty of preparation space. Alongside a statement Rangemaster, a full suite of modern appliances features, including a Quooker instant hot water tap and a steam oven, ensuring every culinary need is met with ease.

A central island serves as a sociable workspace and gathering spot, illuminated by a trio of elegant pendant lights. Beyond, the room opens up into a casual dining and seating area, where windows flood the space with natural light. A corner sofa makes it as much a place for relaxation as it is for cooking - a true social hub. Flowing out from the kitchen is the garden room, extended in 2023. A striking roof lantern suffuses the room with sunlight,

while an exposed brick feature wall and a log-burning stove add warmth and texture. Bifolding doors leading straight onto the decking, create a seamless bridge between indoors and out.

Also tucked off the kitchen, the laundry room offers ample storage and stable door access to the outside.



AND SO TO BED...

Upstairs, space unfolds on the large landing, where a sofa nook creates a natural place to pause, read, or simply enjoy the tranquillity.

Extending out to the left and right, four bountiful double bedrooms offer places of peaceful retreat, both the guest suite and principal enjoying the privacy of their own en suites.

The principal suite serves as a sanctuary; vast, refined and effortlessly serene. Built-in wardrobes line three walls, integrating a dressing table positioned perfectly in front of the window. Light spills in from Velux windows, creating a cocooning yet open and airy space, perfectly attuned to its surroundings. Relax and refresh in the private en suite, with a walk-in shower and timeless finishes.

Echoing the same sense of spa-like indulgence is the family bathroom, furnished with wall-mounted taps, a large bath and fully tiled walls and floors - a private escape at the end of a busy day.

Storage is exceptional throughout Elm Barn, with linen cupboards and fitted wardrobes ensuring every space remains uncluttered.





OUTDOOR LIVING

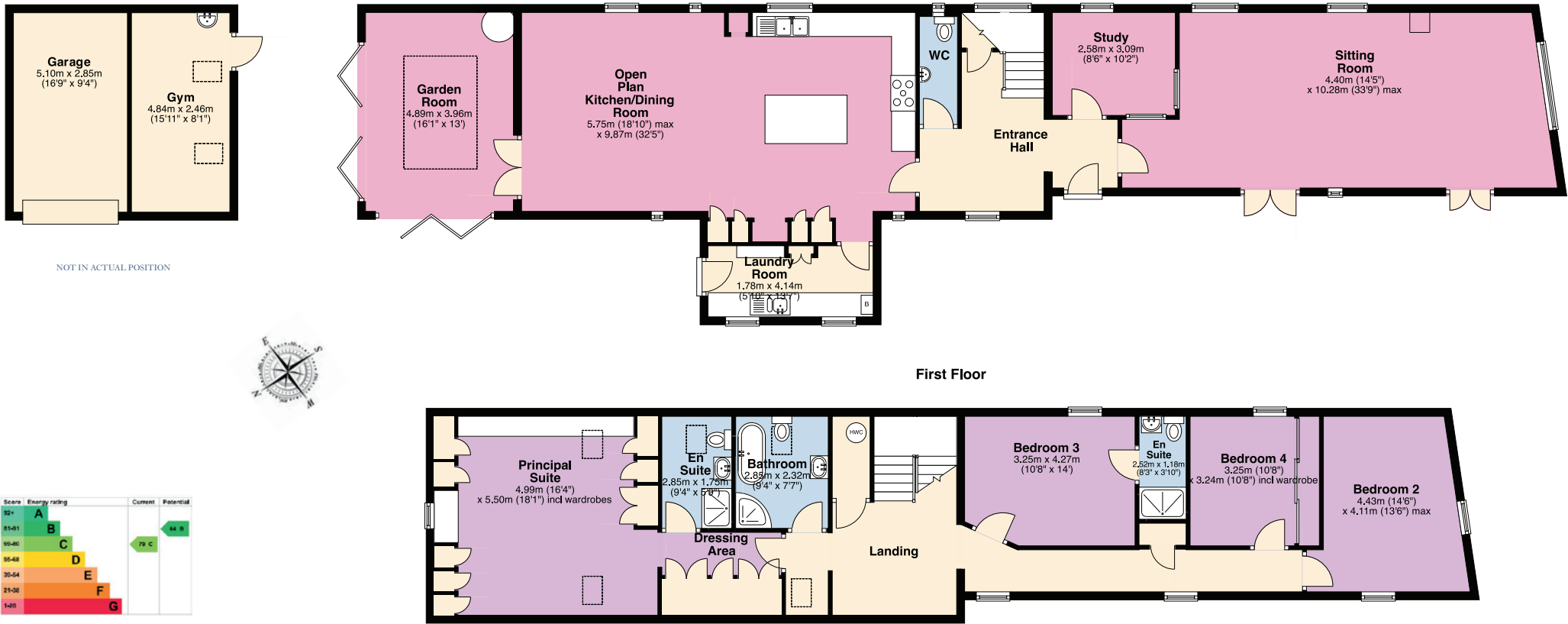
Outside, the garden at Elm Barn unfolds. Stepping straight out from the garden room, the decking offers an extension of indoor living, a place to dine beneath the open sky on sunny days.

A pergola-covered dining area sits further into the garden, a shaded retreat for slow, sun-drenched afternoons, while terrace extends to provide further options for seating and entertaining. Ideal for children and pets, Astroturf lawn ensures greenery remains vibrant year-round with minimal maintenance.

A summerhouse and versatile garage, currently partially transformed into a home gym, highlights the versatility of Elm Barn.



THE FINER
DETAILS



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NEAR AND FAR

Morton offers several shops and a post office along with beautiful 14th century church, pub and restaurant. To get out and about, there are bus services that stretch from Lincoln to Peterborough. For families, there is a primary school in the village and Elm Barn also has the advantage of being in the catchment area for Bourne Grammar School with Stamford and Witham-on-the-Hill independent schools also close by. The historic market town of Bourne offers a range of supermarkets, shops, bars, restaurants, health services and a leisure centre. Green spaces perfect for dog walks and bike rides, churches, an abbey and a museum provide a backdrop of culture and peace within this vibrant town.

Bourne is close to the Georgian market town of Stamford and the city of Peterborough, which has direct train links to London King's Cross making the commute or a day trip to London very straightforward.

LOCAL INFORMATION

- Bourne 2.5 miles (6 minutes)
- Spalding 13 miles (22 minutes)
- Stamford 13 miles (27 minutes)
- Grantham 20 miles (30 minutes)
- Peterborough 19 miles (35 minutes)



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