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## ‘The Barn’, Thorpe Top, Thorpe-le-Vale, Market Rasen LN8 6AR

**OFFERS IN THE REGION OF: £885,000 Freehold**

- Contemporary Four-Bedroom Barn Conversion
- Planning Consent Granted for an additional Four Bedroom Barn Conversion, presenting the opportunity for Multigenerational Living
- Open Views from one of the highest points in the renowned Lincolnshire Wolds
- Spacious Grounds of 5 Acres (STS) with the Opportunity to acquire an additional 5 Acres (STS)
- Planning Consent Granted for a Swimming Pool and Equestrian Facilities
- Potential Business Opportunity for Holiday Lettings

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



**LOCATION:**

'The Barn', Thorpe Top is located in the centre of the highly sought after Lincolnshire Wolds. It is within 7.5 miles of Market Rasen and 10.5 miles northwest of Louth with the sea-side town of Cleethorpes 15 miles to the northeast. The city of Lincoln, 23 miles to the southwest, provides excellent rail connections.

**DESCRIPTION:**

Central to the Lincolnshire Wolds, surrounded in all directions by the rolling countryside with excellent views, the property comprises of a significant contemporary barn conversion which was converted in 2018.

'The Barn' is a detached contemporary barn conversion providing semi open plan living, emphasised by large windows throughout, allowing natural light to pour in whilst offering picturesque views from all directions on both the ground and first floor.

Principally of two stories, but with a single storey projection to the south, 'The Barn' is set in private grounds extending to approximately 5 Acres (2.02 Hectares) with the potential to acquire an additional 5 Acres (2.02 Hectares), located on the east



side of Binbrook Lane. Top Barn seamlessly blends modern design with spacious functionality.

On the ground floor, there is an open plan kitchen dining area, with eye level units, granite worktops and Neff hob. The kitchen contains an island with built in Neff dishwasher, wine fridge, waste disposal system and sink. The kitchen also encompasses four built in Neff ovens, Neff American style fridge freezer with built in surround units.

In the adjoining living area, there are French doors at the east end. The living area also incorporates a log burner and underfloor heating which runs throughout the ground floor of the property.

The first floor offers four generous bedrooms, each of which with its own en-suite bathroom/shower room. The master bedroom encompasses a dressing room together with an en-suite bathroom. A large window offers amazing external views from the luxury of the bath, allowing you to fully take in the views from one of highest points of the Lincolnshire Wolds.

### **ACCOMODATION OF 'THE BARN'**

#### **Ground Floor**

##### **LIVING AREA**

23' 11" x 17' 8" (7.29m x 5.40m)

##### **KITCHEN/DINER**

48' 8" x 17' 8" (14.85m x 5.40m)

##### **WC**

3' 0" x 4' 4" (0.92m x 1.34m)

##### **SNUG**

21' 3" x 12' 1" (6.50m x 3.70m)

##### **UTILITY ROOM**

11' 9" x 12' 1" (3.60m x 3.70m)

##### **WET ROOM**

5' 2" x 9' 6" (1.60m x 2.9m)

##### **BOILER ROOM**

9' 6" x 20' 4" (2.90m x 6.20m)

#### **First Floor**

##### **MASTER BEDROOM**

9' 10" x 17' 0" (3.0m x 5.20m)

##### **DRESSING ROOM TO MASTER BEDROOM**

5' 6" x 14' 1" (1.70m x 4.30m)

##### **ENSUITE BATHROOM TO MASTER BEDROOM**

7' 2" x 11' 1" (2.20m x 3.40m)

**BEDROOM 2**

13' 9" x 11' 9" (4.20m x 3.60m)

**ENSUITE SHOWER ROOM TO BEDROOM 2**

5' 6" x 5' 6" (1.70m x 1.70m)

**BEDROOM 3**

13' 9" x 15' 5" (4.20m x 4.70m)

**ENSUITE SHOWER ROOM TO BEDROOM 3**

5' 6" x 5' 6" (1.70m x 1.70m)

**BEDROOM 4**

13' 9" x 16' 4" (4.20m x 5.0m)

**ENSUITE SHOWER ROOM TO BEDROOM 4**

5' 6" x 5' 6" (1.70m x 1.70m)

**WEST BARN - PARTIALLY CONVERTED**

To the west side of the 'The Barn' lies a two-storey barn with additional single storey projection to the south, all of brick and pantile construction. The majority of the barn has recently reroofed with some of the walls being rebuilt as part of the partial conversion works to date. The unconverted barn consists of an open plan area within the existing cart hovels, additional stores to the ground floor and a brick stairway leading to a predominantly open plan first floor.

Planning Consent (Application Number N/108/01114/22) has been granted for a four-bedroom detached dwelling with a gross external floor area of approximately 330sqm (3,552 sqft). The design includes four double bedrooms, and four bathrooms, all of which are situated on the first floor. The ground floor will provide open plan living in an L-shape layout, incorporating a large kitchen-dining area, both a lounge and family room and an office.

The various Planning Consents incorporate designs including off-road parking, courtyard and patio areas. The extensive grounds offer the potential for equestrian facilities including paddocks, stable blocks or riding arena. There is also the potential opportunity for Holiday Lettings.

**TENURE AND POSSESSION:**

The tenure of the property is freehold. Vacant possession of the property will be available upon completion.

**WAYLEAVES, RIGHTS OF WAY AND EASEMENTS:**

The land and properties will be sold subject to and offered with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements and all wayleaves, whether referred to specifically in these particulars or not.

**SPORTING, MINERALS AND TIMBER RIGHTS:**

The Sporting, Mineral and Timber Rights are included in the sale as far as owned by the Seller.

**VIEWING:**

Strictly by appointment with the selling Agents. Any parties viewing the property do so entirely at their own risk and are responsible for ensuring their own safety. All those entering the property should take great care both for themselves. The Vendor nor the Agents are responsible for any injury or accident that occurs at the property.

**SERVICES:**

There are mains water and electricity supplies to 'The Barn'. 'The Barn' has a Klargest treatment plant and the Vendor believes that this has enough capacity to also serve the unconverted barn with Planning Permission.

It is the purchaser's responsibility to further investigate the potential of services being connected to the unconverted barn.

**PLANS, AREAS, AND SCHEDULE:**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Rural Land Registry plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.

**APPARATUS AND SERVICES:**

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections.

**METHOD OF SALE:**

The land is offered for sale by Private Treaty.

**ENVIRONMENTAL CHARGE:**

There is an annual charge for the land payable to the Environment Agency.

**SOIL SERIES:**

The 10 Acres (4.05 Hectares) or thereabouts consists of Andover 1, Carstens and Panholes.

**BASIC FARM PAYMENT:**

The land is registered with the Rural Payments Agency. The Vendors will retain the Delinked Payment upon completion of the sale, unless otherwise negotiated. Copies of the Rural Payments Agency Land plans are available upon request from the Selling Agents.

**FURTHER INFORMATION:**

If any further information is required regarding the land or properties, please contact R. Longstaff and Co LLP's Agricultural Department on 01775 766 766 Option 4.

**ROOM SIZE ACCURACY:**

Room sizes are quoted in metric on a wall-to-wall basis.

**PARTICULARS CONTENT:**

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE. Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.







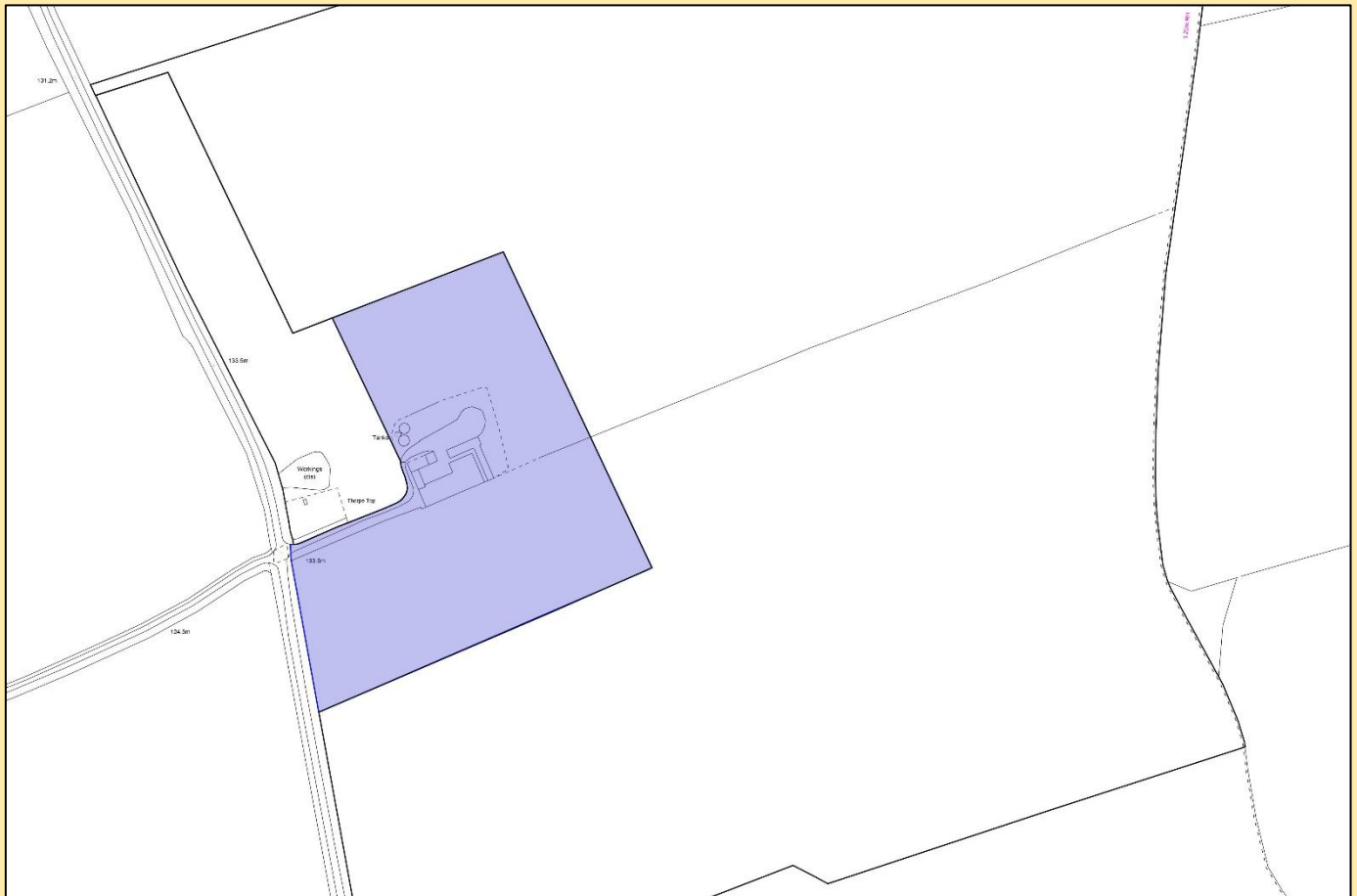








**10 ACRES (4.04 HECTARES) OR THEREABOUTS OUTLINED IN RED FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**



**10 ACRES (4.04 HECTARES) OR THEREABOUTS COLOURED IN BLUE FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

GROUND FLOOR  
2240 sq.ft. (208.1 sq.m.) approx.



1ST FLOOR  
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 3547 sq.ft. (329.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

COUNCIL TAX BAND F

EPC RATING D

**LOCAL AUTHORITIES**

East Lindsey District Council 01507 601111  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: 16241

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