



Hall Barn

Far End, Boothby Graffoe, Lincolnshire. LN5 0LG

BELL



Hall Barn

Boothby Graffoe

This is a very substantial five bedroom stone featured period barn conversion, offering in the region of 3,563 ft² / 331 m² (sts) of five-bedroom family accommodation, which is very discreetly located in private well enclosed grounds extending to 0.26 of an acre (sts), in the charming south Lincoln cliff escarpment village of Boothby Graffoe.

The accommodation exhibits some considerable charm and character with exposed stone and brick work, ceiling beams and joists, and yet more. There is a large feature entrance hall with an expansive gallery landing above, substantial reception space to enjoy, a dining kitchen with Aga and with the bedrooms there are two with ensuite facilities as well as an accompanying good sized family bathroom. There is an integral garage and a large drive way area.

There is mile upon mile of quite country lanes, footpaths and bridleways to enjoy and from the escarpment cliff edge there are stunning panoramic views to the west out over mile upon mile of Trent Valley Countryside.



ACCOMMODATION

Entrance Lobby with front entrance door, tiled floor, exposed ceiling beam. Glazed panelled doors through to dining room and to:

Feature Central Hallway the central hub of the house with a westerly outlook over the front grounds, an open view up to the expansive gallery landing above, tile floored and radiator.



Cloakroom comprising; corner cantilevered wash hand basin, low-level WC, tiled floor and ladderback style radiator/towel rail.

Substantial Sitting Room a dramatic feature reception room for family and visitors, with a westerly outlook over the front garden and driveway, as well as an easterly view over the rear garden; shutters to the window casements, fireplace having wood burning stove inset with accompanying moulded surround, substantial exposed ceiling beams, wall light fittings and three radiators. Access out onto the rear garden patio area from the French doors.

Dining Hallway with exposed ceiling beam, coving and radiator. Open archway through to adjoining snug/garden room, glazed panelled doors through to dining kitchen and to:

Family / Breakfast Room having a westerly aspect; oak featured glazed panelled door to the front entrance lobby, small attractive Victorian period style moulded cast-iron fireplace with integral grate, tiled cheeks and hearth, coving and two radiators. Steps down through a wide stone featured archway into:

Cosy Snug a delightful reception room with a westerly view into the front grounds; floor to ceiling window casements including the French doors providing access to the driveway/seating area. There is an exposed feature ceiling beam and exposed ceiling joists, open brick and stone featuring to some walls and to the corner, an attractive Scandinavian contemporary style wood burning stove. There are wall light fittings and radiator. Glazed panelled rear entrance door to the rear garden.

Dining Kitchen of excellent proportions having both northerly and southerly views into the grounds; appealing contemporary design style fitted kitchen units comprising; granite work surface areas with inset one and a half bowl sink unit with cupboard space below and adjoining to one end a built-in brushed steel oven/grill with cupboard space above and beneath. There is an incised drainer to the granite work surface with space for dishwasher, base units and a tier of drawers below with wall cupboard units. To the end of these units is the classic gas-fired AGA range cooker. There is a good-sized central island having granite work surface with breakfast bar to one side, accompanying cupboard space and a wine cooler beneath and a Samsung ceramic style hob inset. Tiled splashbacks to work surface areas, tiled floor and radiator.

To one side of the room there is a good-sized dining/living area and further extensive pantry cupboard space with room in between for an American style fridge freezer as required. Also a large walk-in pantry cupboard with extensive fitted shelving and ceiling spotlight fitting, an attractive period pine panelled corner





pantry cupboard. Oak featured panelled doors through to adjoining accommodation.

Home Office with a southerly aspect; and radiator.

Rear Entrance Hallway with an easterly outlook over the rear grounds; wall mounted gas fired central heating boiler. Rear entrance door to garden and doorways through to:

Good Sized Laundry Room with a pleasant outlook over the rear gardens; Belfast sink and room for appropriate laundry white goods.

Boot/Storeroom with shelving to correct size.

First Floor -Expansive Feature Gallery Landing having an open view down into the entrance hallway, westerly outlook down over the front grounds and driveway, a northerly view down over the rear grounds; feature exposed ceiling beam in part, coving, wall light fittings and three radiators. Oak feature panelled doors through to all adjoining accommodation.

Guest Bedroom with a pleasant westerly outlook down over the front grounds, window shutters, coving and radiator. Door through to:

En-suite Shower Room having corner shower cubicle with appropriate shower fitting and full height wall tiling, pedestal wash hand basin and low level WC. Tiling to all walls to at least dado rail height, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Family Bathroom of excellent proportions having a pleasant view down over the rear garden; plantation shutters to window casements, good sized walk-in shower cubicle with full height wall tiling, ball and claw style freestanding bath with mixer tap/shower attachment, wash stand style wash hand basin and low level WC. Tiling to all walls to at least dado rail height, radiator/towel rail, large ladderback style radiator, inset ceiling spotlight fittings and extractor vent.

Bedroom having a westerly outlook down over the front grounds with a glimpse between the trees in winter of the Trent Valley countryside beyond; window shutters, large walk-in clothes closet, coving and radiator.

Southern Landing overlooking the grounds to the east; access to roof space, coving in parts, wall light fittings and radiator.

Bedroom with a westerly outlook down over the driveway and wall enclosed front grounds; and radiator.







Bedroom with southerly view down over the lane; and radiator.

Master Bedroom with door and steps up from the southern landing, sloping ceilings in part with roof windows, exposed roof timbers, built in drawer space to eaves and two radiators. Open archway through to:

Dressing Area having built-in wardrobe space with floor to ceiling dressing mirrors, inset ceiling spotlight fitting. Oak featured panel door through to:

En-suite Bathroom with sloping ceiling levels in part with roof window, built-in shower cubicle with shower fitting and full height wall tiling, panelled bath to one side, pedestal wash hand basin and low level WC. Tiling to all walls to full height, tiled floor and ladderback style radiator/towel rail.

OUTSIDE

The property is approached from the lane through tall electric double gates. The front grounds are completely wall enclosed and are therefore exceptionally private. There is a large gravel driveway area which provides more than ample secure parking for both family and visitors and an area of lawn set to one side. The driveway provides access to the Integral Garage with service door to the rear providing pedestrian access through to the rear grounds.

There is a good-sized, well enclosed, private rear garden which wraps around the rear of the barn; good area of lawn with accompanying mature trees and shrubs inset. There are steps down from the garden into a large paved patio area adjoining the rear of the barn onto which the French doors of the sitting room open. An exterior power point, exterior light fittings and two outside water taps.

The Area

Nestled along the stunning Lincolnshire Cliff, Boothby Graffoe is a charming historic village that boasts breathtaking views of the Trent Valley. Its picturesque stone cottages and the mid-19th-century Church of St. Andrew, located along the ancient Roman Ermine Street, offer a window into a rich past.

The area is perfect for nature lovers, with scenic walks along the Lincoln Cliff, including The Viking Way, a 150-mile trail running down from the Humber Bridge in North Lincolnshire to Oakham in Rutland.





For a taste of local life, the neighbouring villages of Coleby and Navenby are just a short stroll away. Coleby, 1.5 miles to the north, is home to The Tempest, a popular village pub. Navenby, a mile to the south, boasts a vibrant array of amenities, including a Co-op and family-run gems like the award-winning Welbourne's Bakery, one of the longest surviving artisanal bakeries in Lincolnshire. Here, you'll also find two delightful pubs, The Lion & Royal and The King's Head, alongside the much-loved Macy's Brasserie. Don't miss a visit to Mrs. Smith's Cottage, a charming museum showcasing over a century of Lincolnshire's rural heritage.

For a broader array of shopping, dining, and cultural activities, the cathedral city of Lincoln is just 9 miles (15 minutes) to the north, while the historic market town of Newark lies 15 miles (20 minutes) southwest. Both are well-connected by rail, with mainline train services to London King's Cross—just 82 minutes from Newark or 62 minutes from Grantham, just a 30-minute drive away. From Boothby Graffoe you can easily access key routes such as the A15, A46, and A1, making travel across the region a breeze.

The village is also conveniently located for access to a number of services bases in the area, including RAF Waddington 4.5 miles (9 minutes), RAF Digby 7.5 miles (10 minutes) and RAF Cranwell miles 9.5 (14 minutes).

Schools:

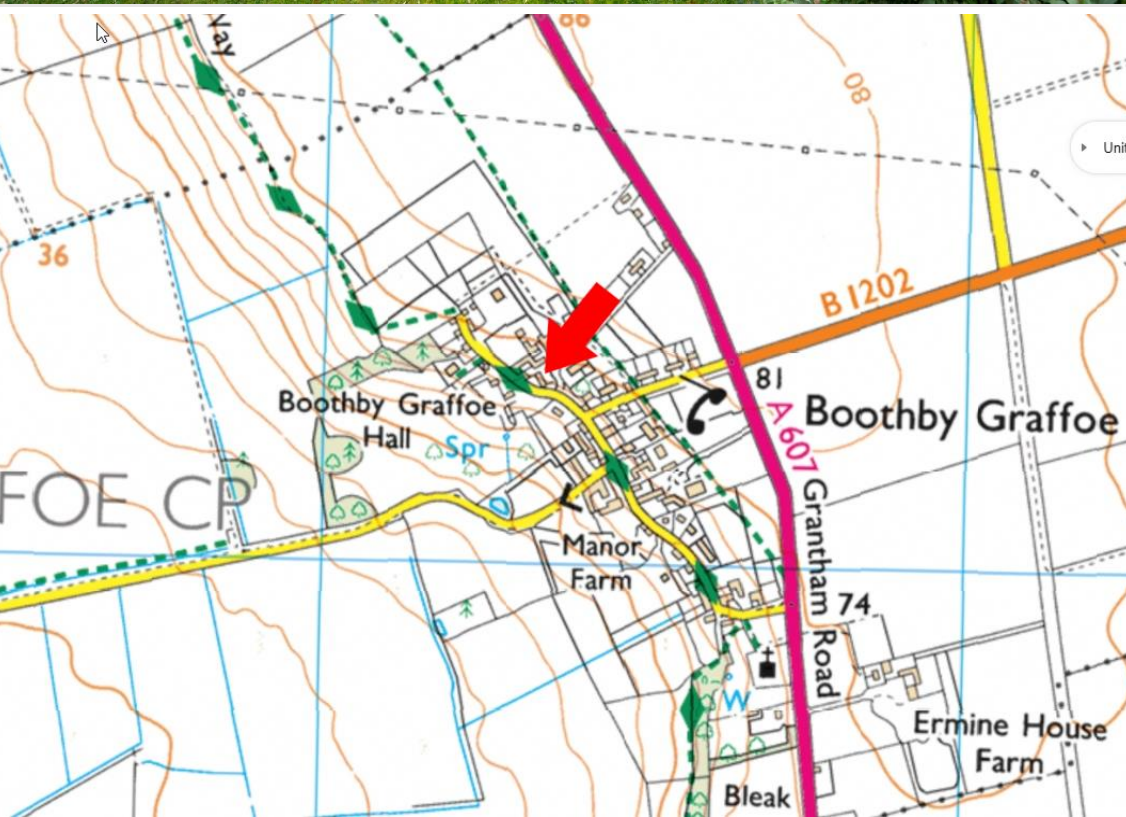
Boothby Graffoe offers access to excellent educational options. Navenby Church of England Primary School, just a mile away, is rated Outstanding by Ofsted. For secondary education, the Sir William Robertson Academy in Welbourn (4 miles, 7 minutes away) is a popular choice with a good rating.

Further afield, Lincoln (9 miles, 15 minutes) provides a range of options, including The Priory Academy LSST (Outstanding) and the esteemed Lincoln Minster Schools, offering both preparatory and senior independent education.

In nearby Sleaford (11 miles, 15 minutes), families can choose from St. George's Academy, Carre's Grammar School, and Kesteven & Sleaford High School for Girls, all rated Good. Grantham, about 15 miles south, is home to the Outstanding-rated Kesteven and Grantham Girls' School and The King's School for boys. Newark (15 miles southwest) features Newark Academy and Magnus Academy, both rated Good.







North Kesteven District Council – Tax band: G

ENERGY PERFORMANCE RATING: tbc

Mains water, electricity, drainage. Gas fired central heating – new boiler having been recently fitted.

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 Lincoln Office

43 Silver Street, Lincoln. LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org;

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

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Oldables

Barn Cottage

Cottage

Barn

Hall Farm

Paddock House

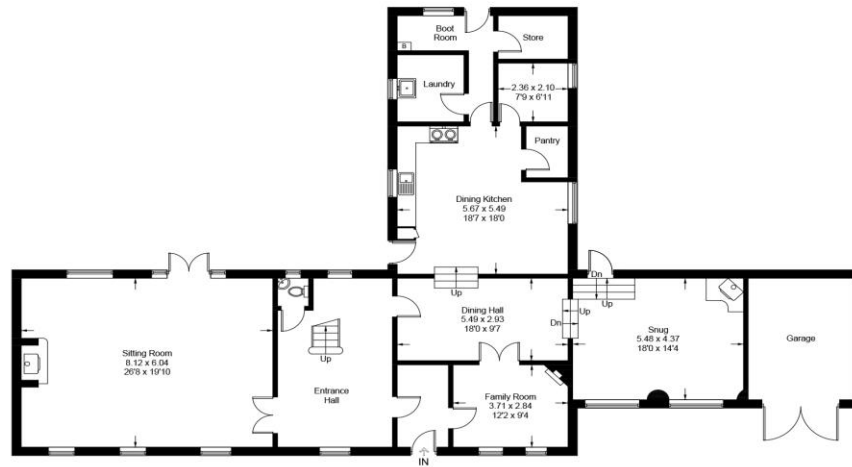
The Beeches

Hall Barn

Boothby
Graffoe Hall

Hall Barn

Approximate Gross Internal Area
 Ground Floor = 183.5 sq m / 1975 sq ft
 First Floor = 147.5 sq m / 1588 sq ft
 Total = 331.0 sq m / 3563 sq ft
 (Excluding Void / Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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43 Silver Street, Lincoln. LN2 1EH
 Tel: 01522 538888 Fax: 01522 589988
 Email: lincoln@robert-bell.org

www.robert-bell.org

