



Church Barn
3 Church Lane, Potterhanworth, Lincoln. LN4 2DP

BELL





Church Barn, 3 Church Lane Potterhanworth

This is a very appealing stone featured barn conversion, standing in the very heart of the ever-popular village of Potterhanworth, within a very exclusive close of high-quality homes. This stone featured barn offers an expansive range of four-bedroom accommodation (GIFA 1,921 ft² / 180 m²) with good sized wall enclosed grounds of 0.16 of an acre (sts). The property stands in a delightful setting in the lee of the historic neighbouring St Andrew's church tower.

Potterhanworth's proximity to the nearby historic City of Lincoln ensures that residents have convenient access to a wide range of services and amenities, while the village itself maintains a close-knit community atmosphere with essential facilities.

ACCOMMODATION

Good sized Entrance Hallway with glazed panelled main entrance door, oak style flooring and radiator. Double doors through to sitting room and accompanying doors through to dining kitchen and

Cloakroom of good proportions, comprising contemporary design style corner wash hand basin with toiletry cabinet below, low level WC, oak style flooring, radiator and extractor vent.

Substantial Feature Sitting Room the eye catching principal reception room enjoying a very pleasant westerly outlook over the grounds with French doors to one end providing access to the adjoining south facing corner patio area. There is a high feature vaulted ceiling level with exposed king post trusses and substantial purlin roof timbers, brick feature fireplace to one corner with solid oak mantle and a wood burning stove inset on a flagged hearth; two radiators and inset ceiling spotlight fittings.





Stunning Dining Kitchen appointed to an excellent standard with very attractive contemporary design style fitted units comprising; single drainer one and a half bowl sink unit, cupboard space below and adjoining hardwood fitted work surface to one side. Concealed dishwasher, Neff washing machine, tier of three drawers and cupboard space beneath with illuminated glazed china cabinets above. The work surface extends around the adjoining wall with two sets of drawers and a corner carousel cupboard unit to one end beneath, with ceramic style hob to surface, brushed steel Neff cooker hood above and wall cupboard units to one side. There is a built-in Neff brushed steel oven/grill with cupboard space above and drawers below, adjoining built-in Neff microwave and coffee machine with cupboard space above and drawers beneath. Concealed fridge/freezer and a pull out pantry unit set to one corner. Large central island with hardwood work surface and breakfast bar area having built in wine cooler, pull out spice drawers and a comprehensive range of drawer space below. There is a good sized dining/seating area to one side with a very pleasant view to the west out into the garden; oak style flooring, radiator, tiled splashback to fitted work surface areas, two radiators and inset ceiling spotlight fittings. Door through to:

Corner Entrance Lobby having panelled entrance door with obscure glazed upper panel, oak style flooring and radiator. Door through to:

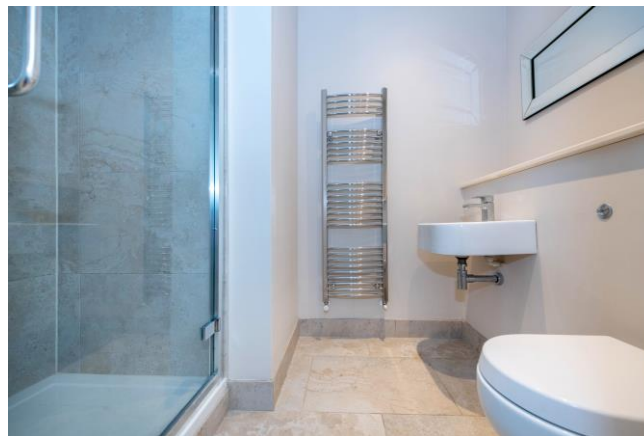
The Long Hallway having a northerly aspect and a view over Church Lane; built in airing cupboard containing the insulated hot water cylinder, and two radiators.

Bedroom with a delightful easterly view across to the tree sheltered entrance to the neighbouring churchyard; and radiator.

Family Bathroom having attractive contemporary design style appointment comprising tile panelled bath with mixer tap set across one wall, built in shower cubicle to the corner with appropriate shower fitting and full height wall tiling, ceramic wash hand basin on a contemporary style wash stand and low-level WC. Tiling around the suite area to at least dado rail height, tiled floor, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with a very pleasant southerly outlook over the garden and driveway entrance; and radiator.

Guest Bedroom with southerly view out over the garden to St. Andrew's church tower behind the barn; built-in clothes closet to one corner and door through to:





En-suite Shower Room appointed to an excellent standard in a contemporary design style comprising of built-in shower cubicle with appropriate shower fitting and full height wall tiling, cantilevered wash hand basin and low-level WC with concealed cistern. Tiled floor, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Master Bedroom with a delightful view to the south over the grounds and across to the neighbouring church tower; and radiator. Door through to:

En-suite Shower Room having contemporary design style appointment with corner cubicle having an appropriate shower fitting and accompanying wall tiling to full height, pedestal wash hand basin, low-level WC, tiled floor, ladder back radiator/towel rail, inset ceiling spotlight fittings and extract vent.

OUTSIDE

The entrance to the barn is discreetly located in one corner of this exclusive enclave of high-quality stone featured homes in what is a very delightful setting in the Lee of the historic of the neighbouring historic St. Andrew's church tower.

The barn is approached across a block paved driveway which provides more than ample parking for both family and visitors, as well as access to the integral **Double Garage** with double up and over doors, central heating boiler set to the rear, light fittings and power points. The garage offers some potential for conversion into yet further family accommodation, subject to all necessary and appropriate consents.

There is a good size wall enclosed garden area which benefits from having favourable southerly and westerly aspects. The grounds have been predominantly laid to lawn with the pathway leading to the front door being flanked by lavender.

To the south western corner of the garden there is a most pleasant, sheltered patio area onto which the French doors of the sitting room open, in the shadow of St Andrew's majestic church tower - marvellous!

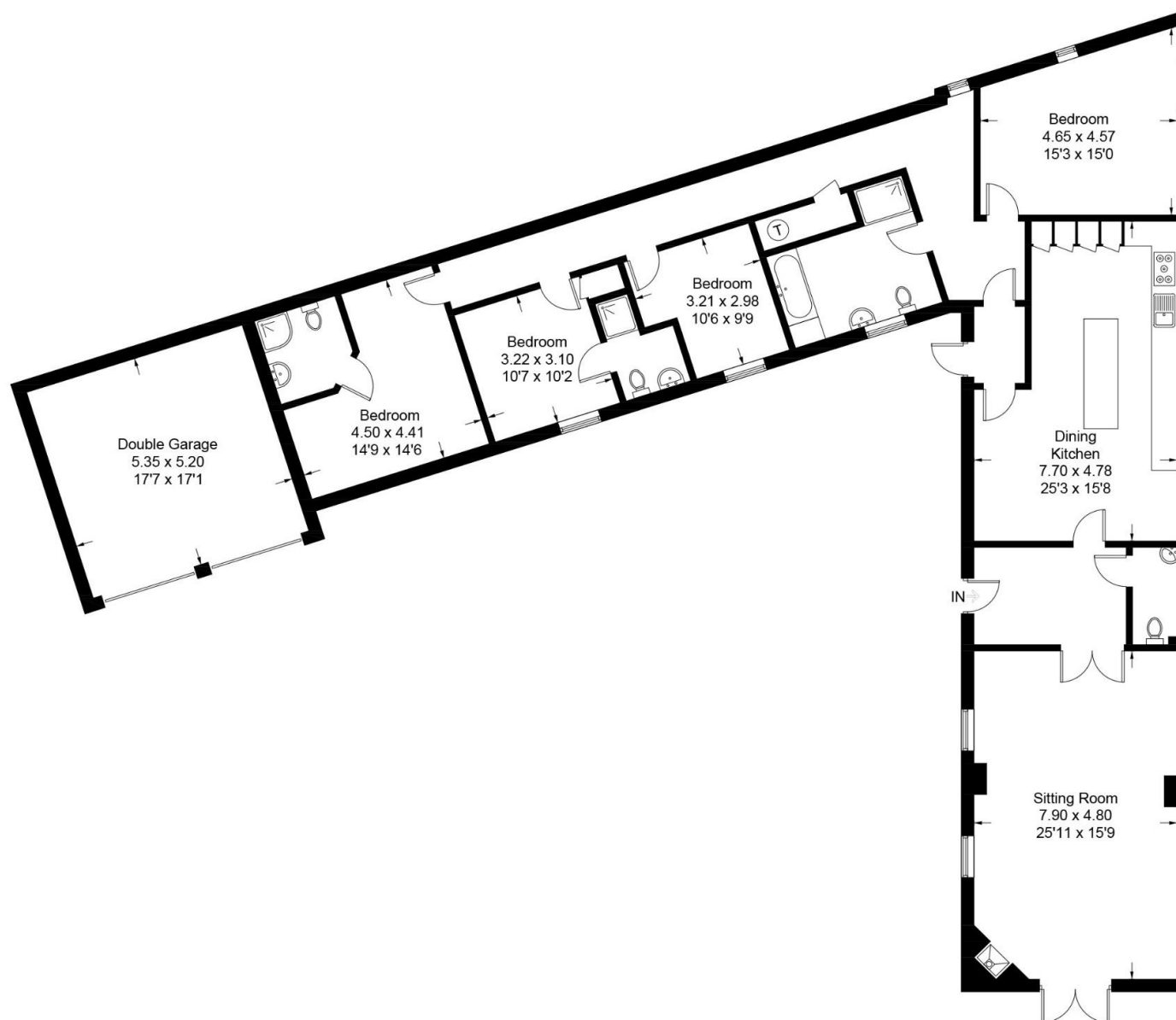


3 Church Lane

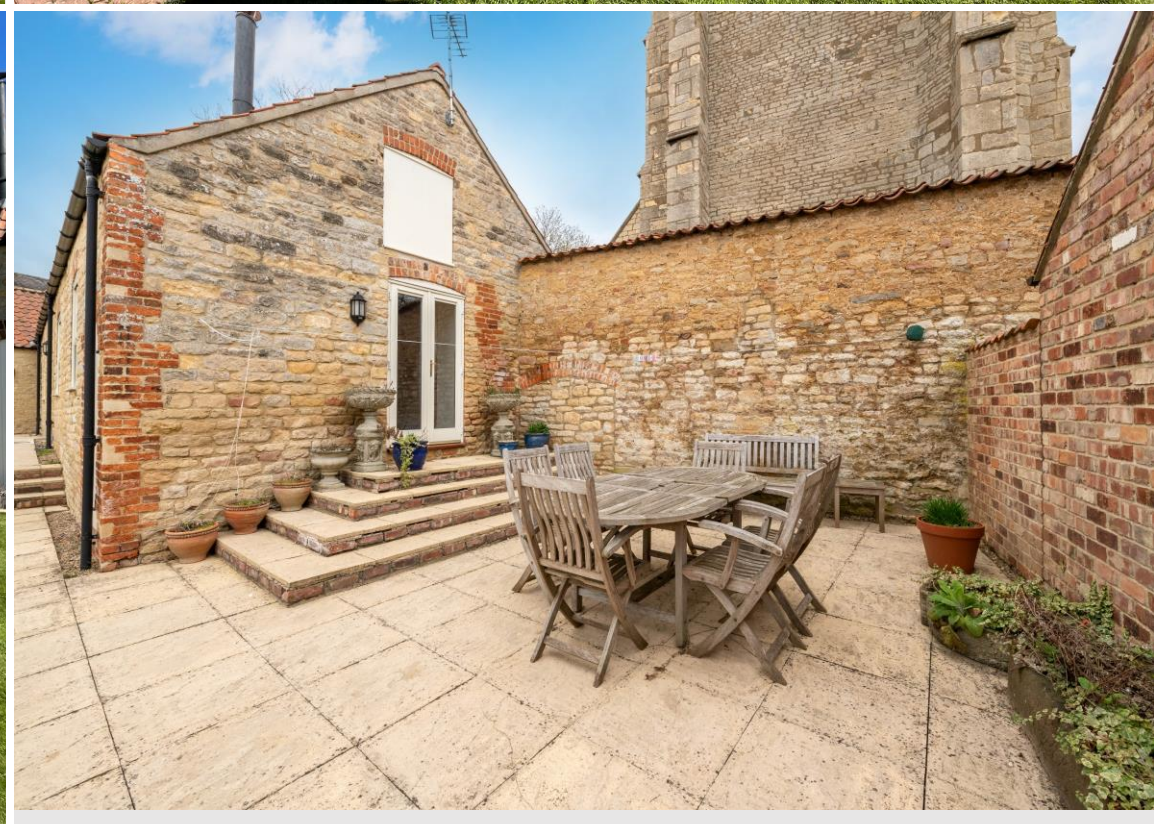
Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft

Double Garage = 27.8 sq m / 299 sq ft

Total = 212.1 sq m / 2283 sq ft



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.



The Area

Potterhanworth is a charming village located in the North Kesteven district of Lincolnshire, England, approximately 6 miles southeast of Lincoln.

Village Amenities:

- St. Andrew's Church: A historic parish church serving the local community.
- Village Hall: A community centre hosting various events and activities.
- Primary School: Potterhanworth Church of England Primary School provides education for young children in the village.
- The Chequers Inn: A traditional village pub offering a warm atmosphere and pub fare.
- Village Shop and Post Office: Provides daily essentials and postal services for residents
- Hanworth Country Park: An idyllic holiday and fishing park offering country walks, scenic fishing lakes, and relaxing hot tubs.

Nearby Lincoln:

- Distance: Approximately 6 miles northwest of Potterhanworth.
 - Drive Time: Around 15 minutes via the B1188 road.
 - Amenities: Lincoln offers extensive shopping, dining, and cultural attractions, including the historic Lincoln Cathedral and Lincoln Castle.
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- RAF Waddington approximately 8 miles.
 - RAF Digby approximately 7 miles.

North Kesteven District Council – Tax band: E

ENERGY PERFORMANCE RATING: tbc

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...

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