



The Barn High Street, Corby Glen

In Excess of £625,000

 **NEWTON FALLOWELL**

The Barn High Street

Corby Glen, Grantham

Nestled in the heart of the sought-after village of Corby Glen, this impressive four bedroom detached barn conversion blends contemporary finishes with characterful charm.

The spacious interior is thoughtfully arranged, offering three versatile reception rooms ideal for both formal entertaining and relaxed family living. At the heart of the home lies a large Kitchen/Diner with recently fitted kitchen complete with sleek quartz worktops, a central island and modern appliances including a wine fridge and boiling water tap. The space itself is overlooked by a striking galleried landing, enhancing the sense of light and grandeur throughout.

Further to the downstairs space is a reception room which would serve perfectly as a designated office space or play room depending on needs and through from that space is a larger family room with dual aspect to the front and side of the home, overlooking the garden. This then flows through into the spacious kitchen/diner with bi-folding doors into a courtyard area and then with steps down into the further, formal living room. Adding to the downstairs space there is a recently fitted utility room and downstairs W.C. Log burners in the kitchen, family room and a recent fireplace in the main living room create a warm and cozy environment without the need of turning the heating on in the colder months.

Four generous double bedrooms provide ample accommodation, with the principal suite benefiting from a stylish en-suite shower room and plentiful storage to keep the sleek and modern look while retaining those all important characterful features. A luxurious four piece family bathroom with walk in shower serves the remaining bedrooms situated just off the second bedroom. Each bedroom has in-built storage with bedrooms 1, 3 & 4





Entrance Hall

Office

7' 9" x 7' 1" (2.36m x 2.16m)

Family Room

17' 7" x 15' 9" (5.36m x 4.80m)

Kitchen/Diner

32' 0" x 17' 9" (9.75m x 5.40m)

Utility Room

9' 7" x 6' 11" (2.91m x 2.10m)

W.C

6' 11" x 3' 6" (2.12m x 1.07m)

Lounge

13' 11" x 19' 3" (4.25m x 5.87m)

Bedroom One

17' 5" x 15' 3" (5.31m x 4.65m)

En-Suite

8' 3" x 12' 10" (2.52m x 3.91m)

Bedroom Two

15' 9" x 16' 1" (4.80m x 4.90m)

Bedroom Three

14' 0" x 9' 4" (4.27m x 2.85m)

Bedroom Four

14' 0" x 9' 2" (4.27m x 2.80m)

Family Bathroom

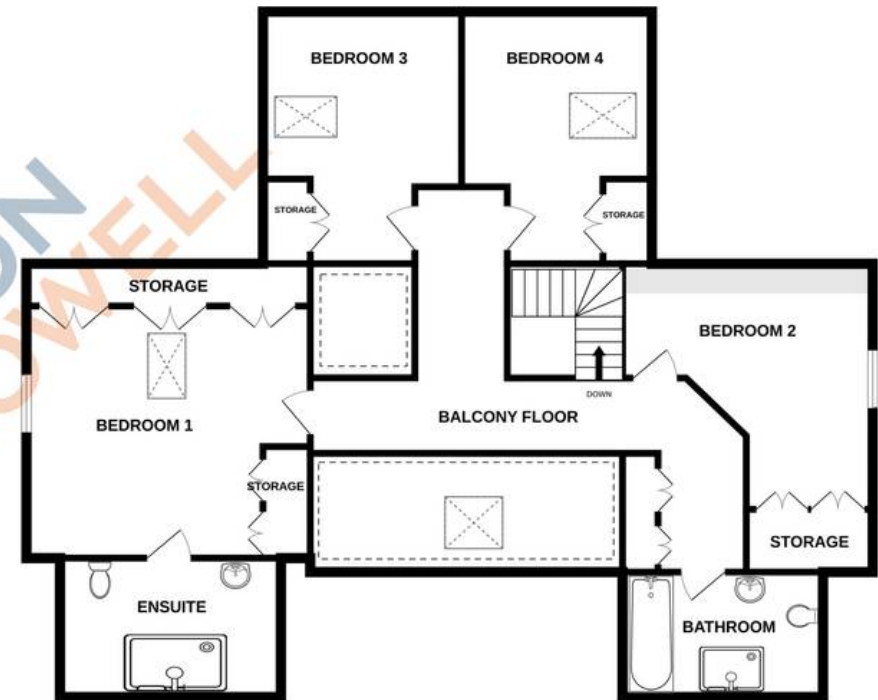
8' 4" x 12' 8" (2.54m x 3.85m)



GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



1ST FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



TOTAL FLOOR AREA : 2674 sq.ft. (248.5 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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