



- Link Detached Barn Conversion
- Completely Refurbished Throughout
- Three Double Bedrooms
- 16'2" X 28'11" Open Plan Living Space
- Master Bedroom With Mezzanine Office
- Approx 25m x 5m Garden
- 16'3" Garage & EV Charging
- Immaculate Turn Key Condition

The Granaries, Scopwick, LN4 3NJ
Offers Over £375,000





Situated in the picturesque Lincolnshire village of Scopwick, this semi-rural property offers tranquil village living within easy reach of amenities in Lincoln and Sleaford. The property itself is a linked-detached barn conversion measuring over 1,300 sq ft, fully renovated by the current owners who purchased the home in 2021 and have meticulously turned it into a stunning dwelling. The highlight of the home is a magnificent 16'2" x 28'11" open-plan living area incorporating a shaker-style kitchen, dining space, and lounge with a feature log burner, vaulted ceilings, exposed internal stone wall, and French doors to the garden. A large inner corridor leads to three double bedrooms, with the master bedroom benefiting from a mezzanine office and access to a substantial loft. High-quality finishes continue into a stylish walk-in shower room and a separate three-piece bathroom; the home also benefits from new windows and doors fitted throughout. Externally, the property features off-road parking with an EV car charger, a large 16'3" garage, and an approximate 25m x 5m rear garden complete with stone courtyard walls, a lawned area, and a paved patio for outdoor entertaining. The village of Scopwick is known for having beautiful surroundings with a stream running through the middle of the village and in front of the sought-after village Pub. Fantastic schooling can also be found at nearby villages such as Metheringham, and other highly Ofsted-rated schools can be found in Sleaford, Branston and Lincoln. Council tax band: D. Freehold.



Entrance Hall

Welcoming front door entrance offering integrated storage, direct access to the main open-plan living area, a dedicated bathroom, and useful access into the garage.

Open Plan Lounge and Kitchen Diner

16' 2" x 28' 11" max (4.92m x 8.81m)

This impressive open-plan space boasts dramatic vaulted ceilings, exposed stonework, and original character throughout. The lounge area is flooded with natural light via two skylights and three UPVC double-glazed windows, with French doors opening directly onto the rear garden. A feature wood burner creates a cozy focal point, complemented by stylish wood flooring and two radiators. The high-spec shaker-style kitchen is fitted with a range of eye and base level units with counter worktops, fully equipped with integrated appliances including an oven, hob, extractor, fridge freezer, wine cooler, and sink with drainer.

Master Bedroom

14' 9" x 11' 11" (4.49m x 3.63m)

A spacious primary double bedroom featuring a UPVC double-glazed window, two radiators, and a UPVC side door opening straight onto the rear garden. This room benefits from stair access leading up to the mezzanine office.

Mezzanine Office

16' 0" x 14' 1" max (4.87m x 4.29m)

A versatile mezzanine level ideal for a home office, complete with a skylight framing exposed timber beams, a single radiator, and direct access to a substantial loft storage space.

Bedroom 2

12' 0" x 12' 4" (3.65m x 3.76m)

A well-proportioned double bedroom offering a uPVC double-glazed window to the side aspect, an external access door, a single radiator, and a built-in storage cupboard.

Bedroom 3

12' 4" x 10' 2" (3.76m x 3.10m)

A double bedroom featuring a vertical radiator, side-aspect uPVC double-glazed window, and a UPVC door giving private access out to the rear garden.

Shower Room

8' 8" x 4' 11" (2.64m x 1.50m)

Comprising a modern walk-in shower with a Crittall-style screen and metro tiling, a vanity hand wash basin unit, low-level WC, heated towel rail, and extractor fan.

Bathroom

5' 9" x 7' 11" (1.75m x 2.41m)

A three-piece suite including a panel bath with an overhead shower attachment, vanity hand wash basin unit, low-level WC, natural sun tunnel lighting, radiator, and an extractor.

Garage

16' 3" x 11' 3" (4.95m x 3.43m)

Featuring traditional barn-style entrance doors, vaulted ceilings, smart electric and gas meters, an updated consumer unit, and housing the wall-mounted gas central heating boiler (installed Summer 2024, annually serviced).

Rear Garden (25m x 5m)

A generous, fully enclosed walled courtyard-style rear garden capturing a traditional English countryside feel. The private outdoor space features a lawn, a block-paved seating area ideal for alfresco dining, an external water source, and direct access from the main living space and all bedrooms.

Outside Front

The property benefits from off-road parking for a minimum of two vehicles, direct access to the front entrance and garage, and the added convenience of an EV charging point.

Agents Note

The property is situated in a local conservation area.



GROUND FLOOR
2037 sq. ft. (190.4 sq. m.) approx.



1ST FLOOR
88 sq. ft. (8.1 sq. m.) approx.



TOTAL FLOOR AREA: 1415 sq. ft. (131.4 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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