



- Exceptional Four Bedroom Home
- Recently Refurbished Throughout
- Beautiful Landscaped Gardens
- Peaceful Village Setting
- Converted Period Property
- Boasting Over 2500 Sq Ft
- Two En-Suite Bathrooms
- Viewing Highly Recommended

Hales Barn, Church Lane, Navenby, LN5 0EG
£850,000



Starkey&Brown are delighted to present Hales Barn, an exceptional detached home occupying a remarkable hidden position in the heart of the highly sought-after village of Navenby. Discreetly concealed behind attractive stone walls, mature landscaping and a private gated approach, this outstanding home combines the character and charm of a period conversion with beautifully modernised accommodation extending to over 2500 sqft.

Approached via a long gravel driveway leading to a secure courtyard and double garage, the property immediately conveys a sense of exclusivity and arrival. The property briefly comprises an impressive reception hall with a striking staircase rising to a light-filled galleried landing, a generous lounge with feature fireplace and access onto the gardens, a formal dining room overlooking the grounds, a recently refitted bespoke kitchen with dining area, together with a utility room and cloakroom.

To the first floor there are four substantial bedrooms arranged around a stunning vaulted landing enhanced by rooflights. The impressive master suite offers a spacious bedroom, dressing room and luxurious contemporary en-suite shower room, whilst a second bedroom also benefits from en-suite facilities. The remaining bedrooms are served by a beautifully appointed family bathroom. A particular feature of the property is that the kitchen and all bathroom suites have been comprehensively upgraded within the last twelve months, perfectly blending modern specification with the property's inherent character.

Externally, one of the most impressive aspects of Hales Barn is the beautifully landscaped gardens which have been thoughtfully designed to provide complete privacy and year round interest. Sweeping lawns, mature specimen trees, ornamental planting, formal borders, entertaining terraces and a delightful kitchen garden combine to create an exceptional outdoor environment, whilst established climbing plants soften the rear elevations and enhance the sense of tranquillity throughout the grounds.

Further benefits include a secure courtyard, double garage, gas central heating and the advantage of being moments from the centre of Navenby and its excellent range of amenities, schooling and transport links. Hales Barn dates back to 1822 and it was originally converted during the late 1980s by a member of the family behind Jackson Shipley builders' merchants of Lincoln; the property was transformed with an emphasis on quality craftsmanship and enduring materials, creating a home of lasting character and substance.

A rare opportunity to acquire a substantial and highly individual village home, offering privacy, seclusion and beautifully presented accommodation in one of Lincolnshire's most desirable locations.

Council tax band: F. Freehold.



Entrance Hall

Oak flooring, full-length window to the side aspect, two vertical radiators, an understairs storage cupboard, a coved ceiling, and staircase to the first floor. Access to:

Living Room

15' 9" x 15' 0" (4.80m x 4.57m)

Sliding uPVC double-glazed door to the side aspect with adjacent double-glazed windows, an additional uPVC double-glazed sliding door to the rear, further adjacent double-glazed window, carpeted, LED lighting, an electric fireplace, a radiator, a coved ceiling, and two vertical radiators.

Kitchen/Dining Room

17' 9" x 14' 1" (5.41m x 4.29m)

Recently refurbished. A range of wall and base units with countertops, integrated full-length fridge, integrated full-length freezer, pull-out larder cupboard, an integrated Neff double oven, a wine cooler, integrated bin storage, integrated dishwasher, five-ring gas hob with an overhead extractor fan, inset sink with mixer tap, a uPVC double-glazed window to the side aspect, laminate flooring and a vertical radiator.

Dining Room

15' 0" x 9' 5" (4.57m x 2.87m)

A uPVC double-glazed window to the side aspect, a uPVC sliding door with an adjacent window to the rear aspect, carpeted, a radiator, and a coved ceiling.

Utility Room

A range of matching wall and base units with countertops, a stainless steel sink with mixer tap, door leading to the rear, vinyl flooring, built-in storage cupboards, boiler, space and plumbing for utility appliances.

WC

Low-level WC, a wash hand basin, oak flooring, a radiator, a frosted double-glazed window to the side aspect, and an LED mirror.

Galleried First Floor Landing

Having a uPVC double-glazed window to the front and side aspects, a radiator, built-in cupboard with shelving. Access to the bedrooms.

Master Bedroom

15' 0" x 13' 11" (4.57m x 4.24m)

Full-length uPVC double-glazed window to the rear aspect, additional uPVC double-glazed window to the side aspect, carpeted, a coved ceiling, and a radiator. Access to:

En-Suite

Recently refurbished. Three-piece suite comprising a double walk-in shower cubicle, a low-level WC, a wash hand basin with two drawer storage, tiled flooring and walls, LED lighting, an extractor fan, a uPVC double-glazed window to the rear aspect, a vertical radiator and an LED mirror.

Dressing Room

11' 6" x 7' 1" (3.50m x 2.16m)

Velux window and carpeted.

Bedroom 2

18' 2" x 15' 9" (5.53m x 4.80m)

Two uPVC double-glazed windows to the side aspect and three Velux windows, carpeted, and a radiator. Access to:

En-Suite

Recently refurbished. Three-piece suite comprising panelled bath with overhead shower, a low-level WC, a wash hand basin with two drawer storage, tiled flooring and walls, a Velux window, a vertical radiator, an LED mirror and extractor fan.

Bedroom 3

12' 3" x 11' 2" (3.73m x 3.40m)

A uPVC double-glazed window to the side aspect, a Velux window, carpeted and a radiator.

Bedroom 4

12' 3" x 9' 5" (3.73m x 2.87m)

Having a uPVC double-glazed window to the side aspect, a Velux window, carpeted, and a radiator.

Shower Room

Recently refurbished. Three-piece suite comprising low-level WC, a wash hand basin with two drawer storage, a walk-in double shower cubicle, an airing cupboard housing the hot water tank and shelving, tiled flooring and walls, extractor fan and a uPVC double-glazed window to the side aspect, built-in storage cupboard, a radiator and an LED mirror.

Outside Front

Gated access with a stone wall surround. Leading to the parking area, block paved driveway parking for multiple vehicles. Access to:

Double Garage

26' 8" x 17' 8" (8.12m x 5.38m)

Personnel door to the side, two up-and-over doors, power and electric.

Outside Rear

Particular selling feature of the property. Beautifully landscaped gardens with stone walled surround with a great degree of privacy. Mature shrubs, hedges, and trees, established borders, and a patio seating area.





**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE

GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR
1302 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA ; 2581 sq.ft. (239.8 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.

Made with Metropix ©2026

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE