



- One Bedroom Semi-Detached Barn Conversion Set in Just Over 5.5 Acres
- Brick Barn with PP to Extend and Convert into a Three Bedroom Residential Dwelling
- Potential For Multi-Generational Living ● Ideal for Equestrian or Smallholding Use
- Garage, Hobby Room/Office, Barn with Internal Pens / Stables and Field Shelters
 - Paddock Grazing ● Mobile Home (Available By Sep Neg)
 - Ample Off-Road Parking with Space for Horsebox / Trailer



GENERAL AND SITUATION

Approximate Distances:

Billingham 1.5 miles • Metheringham 6 miles • Woodhall Spa 9 miles
Sleaford 10 miles • Lincoln 15 miles • Newark 25 miles

A one bedroom barn conversion, ideal for equestrian or smallholding use, set in just over 5.5 acres, with various useful outbuildings and a barn with planning permission for conversion to a further three bedroom dwelling, offering potential for multi-generational living.

This versatile property with great potential, currently comprising a one bedroom semi-detached barn conversion (bungalow), set in just over 5.5 acres, used for a range of animals including ponies. There is a detached brick barn which has planning permission to extend and convert into a second residential dwelling, which once completed offers a great opportunity for multi-generational living, or could potentially provide an income through letting.

Additionally, there is a mobile home in situ (available by separate negotiation). There are a good range of outbuildings, including a garage, hobby/office room, shed, barn with internal stables/pens and two field shelters, along with predominantly level paddock grazing.

The property sits on the edge of the village of Walcott which has a traditional pub and a primary school and offers many countryside walks. It is close to the very well served village of Billingham which boasts a range of everyday amenities including a Co-Op supermarket, medical centre, pharmacy, various takeaways, church, garage and hairdressers. The larger village of Metheringham has a train station connecting the East Coast mainline and the inland resort of Woodhall Spa is just a short drive away.

The property is available due to the vendors relocation to be closer to family.

THE RESIDENCE

A one bedroom, semi-detached barn conversion with double glazing, and solar panels. There is no central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Porch** doubles as a **Utility and Boot Room**, with windows to three sides, space and plumbing for a washing machine and room for other white goods.

This leads through into an **Open-plan Kitchen/Lounge**, which has a range of fitted, handleless, wall and base units with rolled edge work surfaces, and a fitted breakfast bar. There is a stainless-steel sink unit with mixer tap and tiled splashbacks, and fitted appliances comprising an electric ceramic hob, electric oven/grill and microwave. Additionally, there is an infra-red heater, log burning stove, laminate flooring and windows to three elevations.

An archway leads to the **Inner Hallway** which has a window, a continuation of the laminate flooring, and an airing cupboard with tank. A door leads off to the **Bedroom**, which is a double room, with dual aspect windows and laminate flooring; and the **Bathroom** with a bath with shower over and shower screen, wash hand basin and WC, with access to the loft space above, a window, laminate flooring, mirror/heater and tiled splashbacks.



OUTSIDE, OUTBUILDINGS & LAND



The property is approached on a gravelled driveway which provides off road parking for multiple vehicles, including space for trailer, horse box etc.

Directly to the front of the property is a further gravelled garden area and a small lawn. The front garden is enclosed and is accessed via a five-bar gate from the main driveway, there is also a pedestrian gate. Located within the formal gardens is a **Timber Shed** and a **Detached Timber Garage** c. 5.2 m x 3.15 m (17' x 10'4) with concrete floor, benefitting from power and lighting. Adjoining the garage is a useful **Hobby Room/Office** c. 5.2m x 2.6m (17' x 8'6) with laminate flooring, windows to two elevations and a side access door.



A patio area to the side of the property could potentially offer space for an extension if required, subject to gaining the necessary permissions and consents.

There are the following outbuildings with approximate sizes.

Detached Brick Barn with full planning permission granted for conversion to a single storey, three bedroom dwelling with a rear extension, together with change of use of part of the paddock land to form a domestic garden.

Further details can be found under application number 24/0458/FUL. North Kesteven District Council. The vendor advises that the barn has been underpinned and the footings are in place.

A **Two Bedroom Mobile Home** is currently in situ, on which the vendor is happy to negotiate, if the purchaser wished it to remain on site.



Further Barn 9.3m x 5.7m (30'6 x 18'8) with double doors to front and **Two Internal Stables/Pens** (used for ponies/ goats) and providing hay/feed storage

To the rear of the barn is a **Yard Area** with **Two Field Shelters**.

Lorry Body Back used for additional storage.



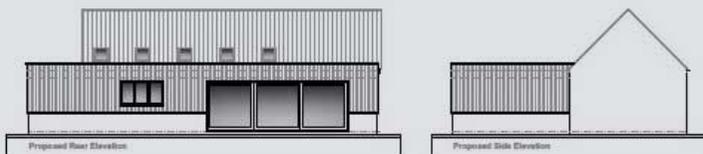
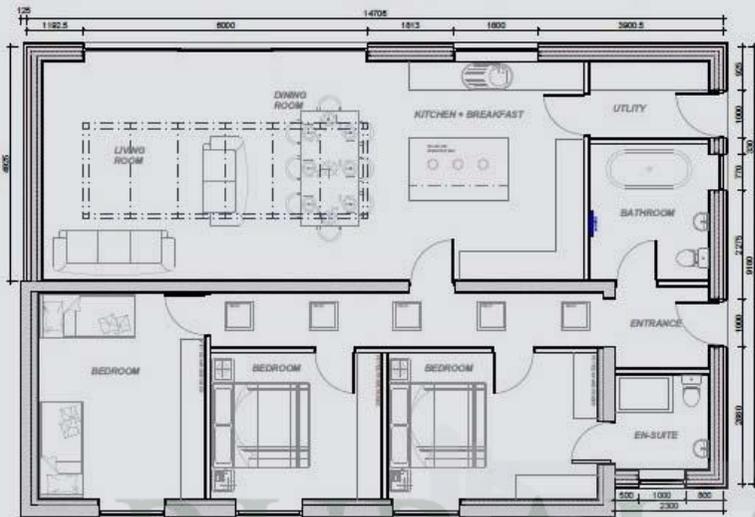
The predominantly flat **Grazing Land** is fenced to the boundaries and sub-divided with electric tape fencing. It is currently set up on a track system.

IN ALL APPROX. 5.6 ACRES
(About 2.3 Hectares)

RURAL SCENE
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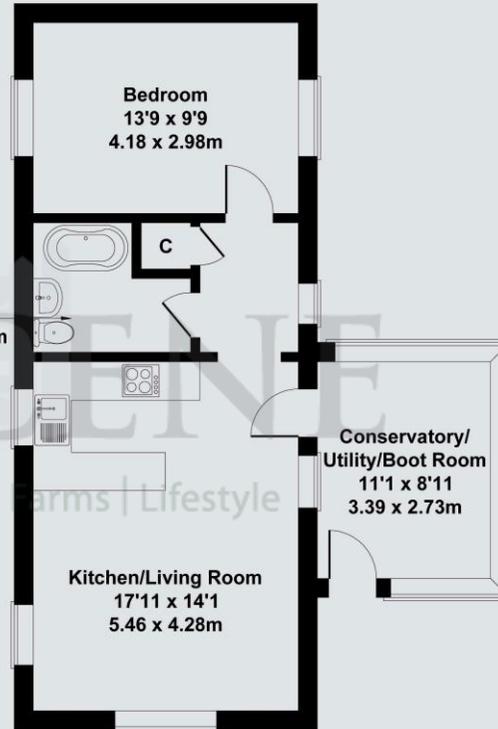




PROPOSED PLANS

Approximate Gross Internal Area
592 sq ft - 55 sq m

Bathroom
8'2 x 6'8
2.48 x 2.02m



GROUND FLOOR

EXISTING BARN CONVERSION

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH KESTEVEN DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX A

DIRECTIONS

From the A15 roundabout take the B1191 and continue for approx. 2 miles. Turn right onto Main Street and continue for a further 2 miles. Turn right onto Lincoln Road (B1188) and then first left onto Church Street, continuing onto Beck Street, which curves to the left and becomes Station Road. After approx. 1/3 mile the road turns slightly to the left. After another approx. 1 mile this becomes Digby Road, and then after approx. 2 miles becomes Pinfold Lane. At the far end of Pinfold Lane, turn right into the High Street, and the property can be found on the left-hand side, identified by our For Sale board.

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