



Church Lane, Kirkby Green
Offers in Excess of £450,000



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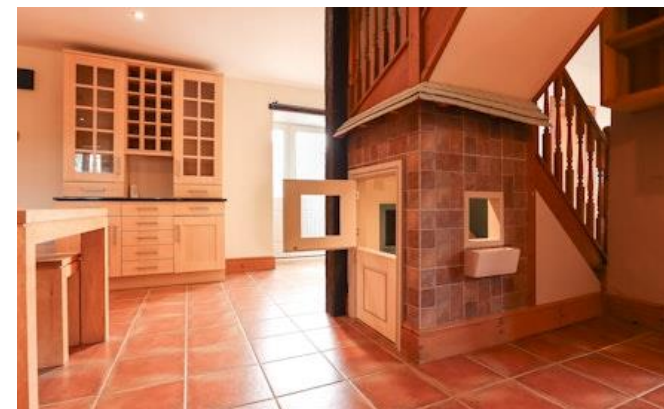


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Key Features

- Grade II Listed Barn Conversion
- Four Double Bedrooms
- Exposed Beams and Character Throughout
- Immaculately Presented
- Kitchen Diner, Lounge and Separate Dining Room/Snug
- Private Rear Garden, Garage and Parking
- EPC rating C
- Current Council Tax Band D





Nestled in the idyllic rural village of Kirkby Green, this exceptional Grade II Listed barn conversion, sympathetically converted in 2007, offers a rare opportunity to own a truly distinctive home. Boasting four generous double bedrooms and offering excellent potential for multi-generational living, this unique residence beautifully combines original character features with modern family comfort.



Surrounded by beautiful Lincolnshire countryside, the village is renowned for its peaceful setting, scenic walks, open farmland and the nearby ford, making it ideal for those seeking a quieter pace of life while remaining conveniently located approximately 15 minutes from Sleaford, 15 minutes from Woodhall Spa, and 35 minutes from Lincoln, providing excellent access to a wide range of amenities, schools and transport links.



The property showcases an abundance of original features, including exposed beams, substantial timbers, deep-set walls and impressively proportioned rooms throughout. A welcoming entrance hall leads to the utility room and separate WC before opening into the heart of the home - a superb kitchen/diner with extensive worktop space, ample storage, room for a large family dining table and even a bespoke built-in dog house. The spacious

lounge enjoys a stunning feature fireplace and doors opening onto the private rear garden, while the adjoining snug provides a cosy second reception room or formal dining space. Completing the ground floor is a generous double bedroom with en suite, perfectly suited for guests, independent family members or multi-generational living.

Upstairs, the impressive principal bedroom benefits from its own en suite, while two further double bedrooms are connected by a stylish Jack and Jill bathroom, ensuring every bedroom is a comfortable double. Outside, the enclosed rear garden provides a peaceful retreat, complemented by a garage to the rear and double gates providing secure off-road parking. Offering an exceptional combination of character, spacious and versatile accommodation, and a picturesque village setting, this remarkable home is one that truly needs to be experienced in person.





Entrance Hall
3.6m x 3.41m (11'10" x 11'2")

Utility Room
1.64m x 2.31m (5'5" x 7'7")

Kitchen Diner
5.33m x 7.45m (17'6" x 24'5")

Lounge
7.37m x 4.1m (24'2" x 13'6")

Snug/Dining Room
3.18m x 4.16m (10'5" x 13'7")

Bedroom Four
3.86m x 4.1m (12'8" x 13'6")

En Suite

Bedroom One
5.44m x 3.68m (17'10" x 12'1")

En Suite

Bedroom Two
4.16m x 2.79m (13'7" x 9'2")

Bedroom Three
3.05m x 3.69m (10'0" x 12'1")

Jack and Jill Bathroom
2.2m x 2.89m (7'2" x 9'6")



Agents Note

These are draft particulars awaiting vendor approval.

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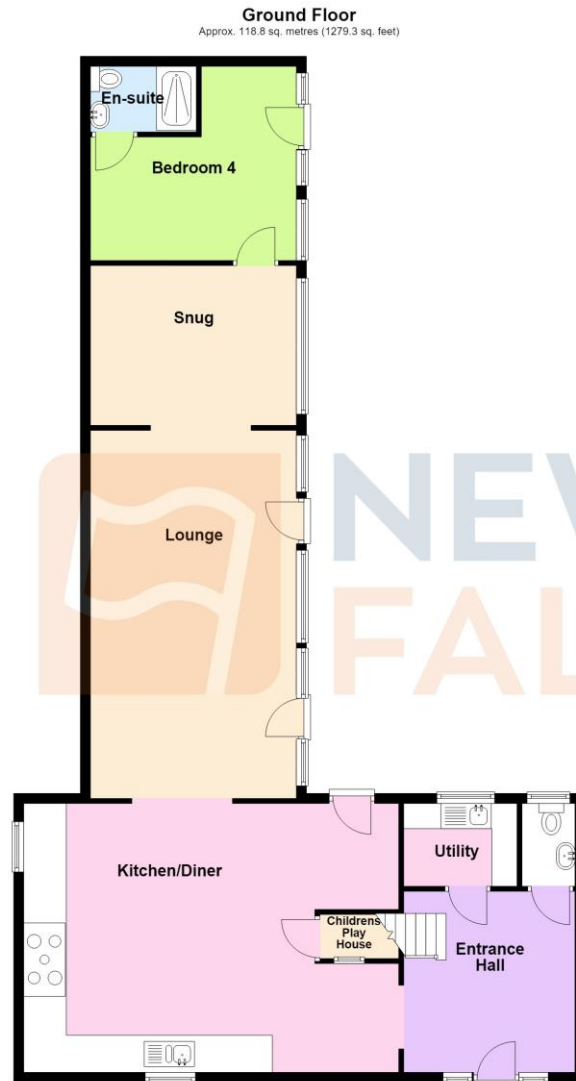
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Floorplan



Total area: approx. 177.6 sq. metres (1911.3 sq. feet)
4 MAnor Farm Barns, Digby



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