



Hideaway Barn, Scampton, LN1 2SZ

- High Quality Converted Holiday Barn
- 4 Double Bedrooms
- 4 En Suites
- 29'0" Open Plan Lounge & Dining Room
- Fitted Kitchen
- Oil Fired Central Heating
- Open Countryside Views
- Chain Free

Draft Particulars - Awaiting Vendors Approval **£285,000**

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Hideaway Barn, Scampton, Lincoln, LN1 2SZ

Starkey&Brown are pleased to offer for sale Hideaway Barn, just off Horncastle Lane with full planning permission for holiday lets. This property has 4 bedrooms with 4 en suites, spacious lounge, dining room and open plan to kitchen and downstairs WC. Outside the property has a gravelled driveway with off street parking for 2-3 cars, rear garden has a spacious Flagstone patio area and lawn with open countryside views to rear aspect.

Front door into:

Open Entrance Hallway

16' 7" x 14' 9" (5.05m x 4.49m)

Having stairs to first floor.

Living & Dining Area

29' 1" x 16' 7" (8.86m x 5.05m)

Having 2 sets of bi-fold doors leading out onto rear garden and wood burning stove. Open plan into:

Kitchen

13' 0" x 10' 8" (3.96m x 3.25m)

Having modern kitchen with a range of fitted wall and base units with rolled edge worktop surfaces incorporating cupboards and drawers, fully fitted appliances include fridge, freezer, microwave, 5 ring hob, dishwasher, washing machine and wine fridge.

Bedroom 3

15' 3" x 11' 6" (4.64m x 3.50m)

Having double glazed window to front aspect with door through to:

En Suite

10' 9" x 6' 4" (3.27m x 1.93m)

Having double glazed window, airing cupboard with hot water cylinder, corner curved shower cubicle, wash hand basin and low level WC.

Bedroom 4

12' 0" x 9' 4" (3.65m x 2.84m)

Having double glazed window and door to:

En Suite

Having 3 piece suite comprising curved shower cubicle, wash hand basin and low level WC.

Separate WC

9' 4" x 3' 4" (2.84m x 1.02m)

Having double glazed window, low level flush WC and wash hand basin.

First Floor Landing

Having access to bedrooms 1 and 2.

Bedroom 1

20' 9" max x 16' 3" (6.32m x 4.95m)

Having 3 skylight windows and door to:

En Suite

Having skylight window, 3 piece suite comprising bath, wash hand basin and low level WC.

Bedroom 2

20' 6" max x 16' 3" (6.24m x 4.95m)

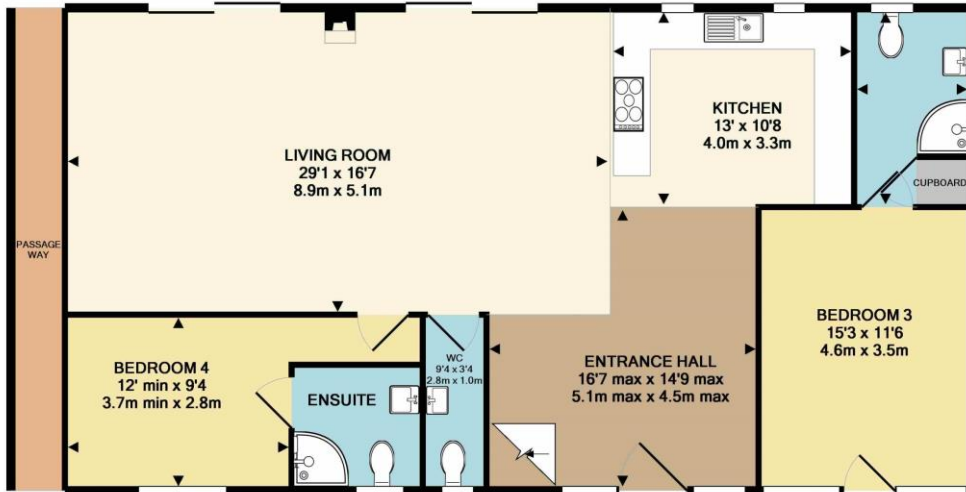
Having skylight windows and door to:

En Suite

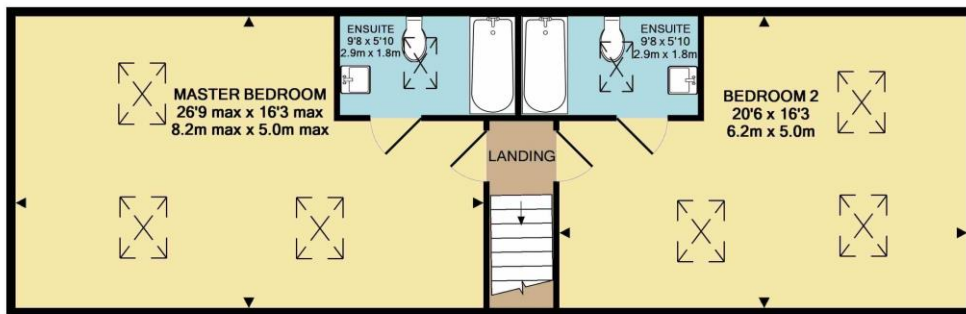
Having skylight window, 3 piece suite comprising panelled bath, wash hand basin and low level WC.







GROUND FLOOR
APPROX. FLOOR
AREA 1333 SQ.FT.
(123.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 830 SQ.FT.
(77.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2164 SQ.FT. (201.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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