



# Bramble Barn

Saleby



# Bramble Barn

Saleby, Alford  
Lincolnshire LN13 0HZ



Two impressive barn conversions

Main accommodation in barn 1

Overflow accommodation in barn 2

0.75 acre of garden, and paddock (STS)

3 double bedrooms,

Two shower rooms and bathroom

Superb living/dining-kitchen

Spacious versatile office reception room

Integral garage and workshop/carport

Spacious parking and turning courtyard

Two field shelters, garden sheds and store

Attractive rural village location

Standing in gardens and paddock of three quarters of an acre (STS), this unique country property is a single dwelling but comprises two superbly converted barns, together providing three double bedrooms with two shower rooms, bathroom, smart and spacious living/dining kitchen, kitchenette, large office and conservatory/utility. Integral garage, carport/workshop with store, field shelter and sheds. Occupation is limited to one family and the segregated overflow accommodation creates a granny or teenage annexe with independent facilities or guest accommodation for visitors. Freehold, the land use is restricted to agricultural.

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## The Property

Dating back to Victorian times, Bramble Barn is a single dwelling comprising a detached, single barn conversion and a separate semi-detached barn conversion with planning permission for change of use, conversion of and alterations to an office/reception and work unit for mixed use of an office and a bedroom for overspill accommodation to the existing dwelling to include a kitchenette, a shower room and a store room. A current planning condition restricts the occupation of barn 2 to ancillary use for the main barn and not for independent living or letting.

A copy of the planning decision (ref N/143/00858/15) can be emailed on request or viewed on the ELDC website (planning portal).

The two buildings have brick and timber panelled insulated walls with clay pan tiled roofs which were stripped, felted and re-battened as part of the conversion. The main property has an LPG central heating system and timber-framed, double-glazed windows, while the owner has used electric radiators to heat the second barn, which has grey uPVC, double-glazed windows and external stable-type door.

A copy of the Land Registry document and title plan can also be emailed on request and this contains covenants restricting the property to one dwelling for a single family to occupy and the land use to agricultural.

Both barns were superbly converted since 2015 with contemporary but characterful rooms.







The main elevation of the principal barn is particularly attractive and balanced, with four substantial pillars and shaped brackets flanking four large windows from floor level, with brick arches over, two to each side of the main front entrance. Here, a complimentary brick arch over a wide, oak-panelled front door with double-glazed side panels from floor level on each side opens into the **entrance hall**. An attractive reception area with laminated oak floor, high vaulted ceiling with exposed collar, purlin and tie beams, a coat-hanging recess to one side and a modern radiator finished in grey.



The hall opens to an **inner hall** with a double wall light, further roof beams over, a metal-cased consumer unit with MCBs, a vinyl tile floor covering modern radiator and oak doors to full-height, shelved built-in store cupboards. Oak, Shaker-style panelled doors lead off to the bedrooms, bathroom and the living/dining kitchen and a composite rear door with small window pane leads to the conservatory/utility room.









The **living/dining kitchen** is an impressive and spacious room with a high, vaulted ceiling, exposed roof collar, hip and tie beams, two Velux double-glazed windows with blinds to the rear roof slope and a central, multi-fuel cast iron stove on a curved black glass hearth.

The **kitchen area** has an extensive range of units finished in sage green with marble-effect, roll-edge work surfaces and upstands, splash-backs and a composite, grey, one and a half bowl, single-drainer sink unit with lever tap and filter. There is a Hotpoint, full-size, stainless steel finish dishwasher, a Kenwood stainless steel finish American-style fridge/freezer set into a recess, a built-in AEG electric double oven with grill, ceramic four-plate hob and cooker hood over. The units comprise base cupboards, drawer units with deep pan drawers, wall cupboards with lighting under, tall storage cupboard and a further tall cupboard with pull-out larder rack.



There are two large windows from floor level with curtains and louvre blinds included in the sale, oak laminate floor coverings, LED downlighters to the ceiling ridge, two double wall lights, uplighters over the kitchen wall units and LED spotlights to the beams. To one corner, there is a display alcove with shelving. Wiring is in place for a large, wall-mounted TV and there is a modern radiator finished in grey.



The **conservatory/utility room** at the rear of the property has grey uPVC-panelled walls with double-glazed windows on three sides and a part-glazed (double-glazed) door to outside. The roof is glazed with a frosted finish and there is space with plumbing for a washing machine, space for a tumble-dryer adjacent, electricity meter cabinet, two wall lights and a laminated, tile-effect floor covering.











**Bedroom 1** is an attractive and spacious double bedroom with a large front window from floor level and a smaller side window, both having ornamental pole and curtains. Heating is by a modern, grey radiator and there is a dressing area with open-fronted clothes-hanging alcoves and storage space above. The room has LED downlighters and a smoke alarm with wiring for a wall-mounted TV and an angled doorway to the ensuite shower room.



The **ensuite shower room** has part-ceramic-tiled walls which extend to full height in the wide shower cubicle which has a glazed screen, sliding glazed door and a Triton electric shower unit with handset on wall rail. There is a white suite comprising a corner angled, low-level, dual-flush WC and a vanity wash hand basin with lever tap over a gloss white double-cupboard. There is also a mirror-fronted cabinet with light over, an Xpelair extractor fan, LED ceiling downlighters and vinyl-tiled floor, together with a chrome ladder-style radiator/towel rail.





**Bedroom 2** is a further spacious double bedroom with an angled door to a good-sized built-in wardrobe and top storage cupboard over. There is a radiator in grey and oak-finish floating shelf over. The ceiling is part-sloping with light point and there are large clothes-hanging alcoves with fitted clothes rail and storage alcoves over. The large front window is from floor level and has louvre blinds and curtains with an ornamental pole.

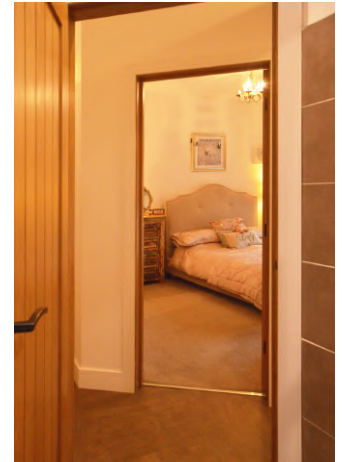






The modern **family bathroom** has a white suite comprising a panelled bath with two curved corners, a square-design mixer tap with shower fittings, a separate vanity unit with rectangular, white wash basin and lever tap over a beech-style double door vanity cupboard and a low-level, dual-flush WC. The bath is semi-recessed with a beam over and concealed spotlight downlighters.

The floor has a vinyl-tiled covering, while the ceiling is vaulted with further exposed roof beams and a Velux double-glazed skylight window with integral blind to the rear slope. The walls are ceramic-tiled to high level and there is a mirror above the wash basin, an Xpelair extractor fan and a white wall cupboard, within which the Vokera LPG central heating combination boiler is located.



## Barn 2

On the opposite side of the large, gravelled courtyard is the second, semi-detached barn conversion which again has insulated brick walls beneath a clay pantiled roof and this building incorporates the integral garage and the open-fronted car port/workshop, together with a store at the rear. In front of this barn is an attractive flagstone-paved seating area, partially enclosed by trelliswork fencing with pergola over, raised timber planters and outside wall lights. From here, there is a pathway into a lawned and fenced garden for this barn and from the enclosed area, a grey uPVC part-glazed (double-glazed) stable-type door opens into the building.





There is an **entrance lobby** which is open plan with the kitchenette and oak-panelled doors to the large third bedroom, the shower room and the office reception room. An oak-effect, laminated floor covering extends throughout the rooms and the lobby has a part-sloping ceiling with white-washed brick walls, including bull-nose walls to the main doorway. There is an electric wall heater here, a ceiling light point and natural brick wall to one side.

There is a step up through the opening from the lobby to the **kitchenette**, which has base and wall cupboards, roll-edge work surfaces with ceramic-tiled splash-backs in contrasting grey and green, oak-finish floating wall shelf and a stainless steel, single-drainer sink unit together with a wine store and space for an under-counter refrigerator. There is a wall rack for a high-level microwave oven, a ceiling extractor fan, further wall shelf in white to one side and ledge shelf over a cross beam within the side wall. A spotlight fitting has twin LEDs and there are chrome-finish power points. Trap access above to the roof void.







A square opening on the far side gives access to clothes-hanging recesses with clothes rails and shelving. The window on the front elevation is set over uPVC panelling, creating a mock stable door impression complementing the front door and has a roller blind. There is a further front window with roller blind, a recess with shelving, cabinet and oak panelled connecting door to the garage adjacent.

The **office reception room**, is spacious versatile room with wide window from floor level and centre top opening pane, part-sloping ceiling with exposed collar and tie beams, together with painted purlins and white-washed brick walls to each side. There are two long pendant light points and a smoke alarm.

The **third bedroom** is a particularly spacious double bedroom with a white-washed brick feature wall to one side, vaulted ceiling with exposed tie beams and collars, including a natural tree branch cross beam, two long pendant lights and smoke alarm.











The **shower room** has a white suite comprising a low-level dual flush WC and vanity wash basin with lever tap over a double base cupboard in beech style with a matching side shelf.

The walls are part natural brick and part tiled with full tiling extending into the shower cubicle with folding glazed screen door and a Triton electric shower unit, handset and rail; extractor fan to the ceiling above. LED ceiling light and chrome ladder style radiator/towel rail.

The **integral garage** is an excellent size with grey-painted block internal walls and match-board panelling, a wide, remote-controlled, motorized roller door from the courtyard, LED strip light, power points and trap access to the roof void above. Adjacent to the garage is the open-fronted additional **garage/carport or workshop** with match-board panelled ceiling and rear wall panelling, strip light, weather-proof power points and a connecting door at the rear into a useful **store**, with electric strip light and power points.





## Outside

The main approach to the property is through an entrance bay with splayed fencing, mail box, tarmac-paved approach and tall screen double doors which open onto the spacious, gravelled courtyard. There is ample space to park several vehicles in this area and turn easily, with a further parking space at the side of the main barn, with pergola over. From here, there is fencing and a gate onto the flagstone patio area beyond, whilst on the opposite side of the property, further storage is provided by a **metal double door shed** and a **smaller timber shed**.

The two barns are largely screened from the adjoining lane by a mixed hedgerow and the main garden area is positioned to the rear of the principal barn and laid to lawn, of excellent size and L-shaped, extending around the property from the second barn garden as previously described. There is timber fencing separating the formal garden from the paddock beyond and, in addition to the patio area, there is a large, decked seating area, both having retaining walls to the raised lawn. In addition to the trees and hedgerow to the side elevation to the lane, there is high, timber screen fencing maintaining privacy and the double door access adjacent into the paddock.

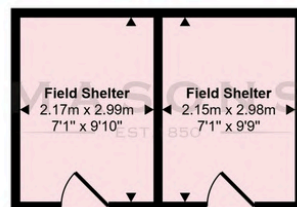
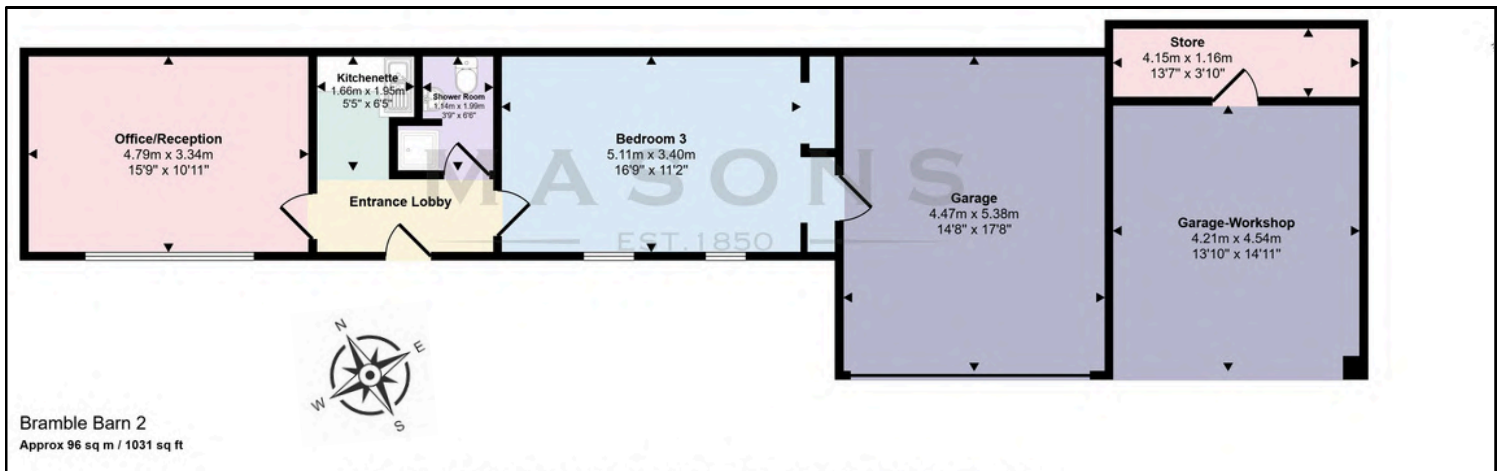
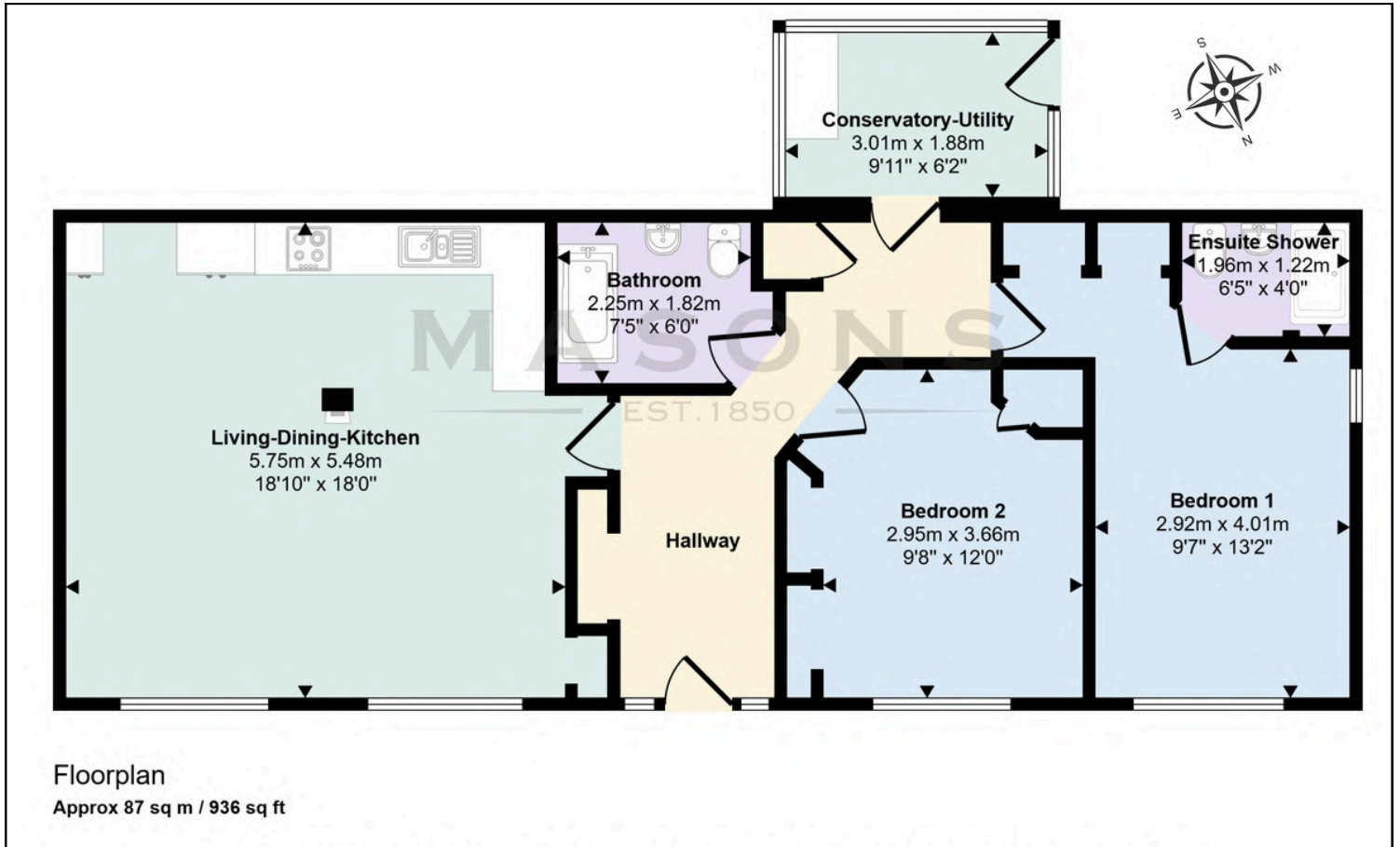
The paddock is laid to grass and enclosed by hedgerows and fencing with a number of young trees, and to one side, there is a timber-built, **double field shelter** open to a paved area which is enclosed by timber post and rail fencing.











Field Shelter  
Approx 13 sq m / 144 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



# Saleby

## Rural Life

This small country village stands on the eastern fringes of the Lincolnshire Wolds which are designated an Area of Outstanding Natural Beauty. To the east is the Lincolnshire coast line, about 7 miles' drive from Saleby and providing a variety of attractions, with miles of sandy beaches from Theddlethorpe south to Skegness, nature reserves to the north as far as Cleethropes, and a contrasting range of villages and seaside resorts to suit all tastes.



The nearest town is Alford, just over 2 miles away, with a number of retail shops, pubs and cafes, primary school, technology college and the highly regarded Queen Elizabeth's grammar school. The town is known for its regular markets but especially for the craft markets in the Manor House grounds.



Photo - By Market Square, Alford by Chris, CC BY-SA2.0, <https://commons.wikimedia.org/w/index.php?curid=119041851>



Approximately 10 miles to the north is Louth, a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Wolds, the town has easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools.

The main regional business centres are in Lincoln and Grimsby.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		60 <b>D</b>
39-54	<b>E</b>	53 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band C

### Services Connected

We are advised that the property is connected to mains electricity and water while drainage is to a private system but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words:L///warms.look.olive

### Directions

Proceed away from Louth on Legbourne Road and to the roundabout, take the second exit and follow the A157 until you reach Withern village. At the first sharp left bend turn right and follow the road to the 4-way junction; proceed straight ahead towards Alford, then take the first left turn to Saleby. In the village, take the first right turn and immediately on your right is the entrance to Bramble Barn.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.



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