



**The Barns, Great North Road, Great Ponton, Grantham NG33 5AQ**



**welcome to**

**The Barns, Great North Road, Great Ponton, Grantham**

\*GUIDE PRICE £625,000 - £650,000\* - FULL OF CHARACTER, PART CONVERTED BARNs which feature internal stone walls, beamed ceilings, stripped floorboards. Spacious accommodation with plenty of office, storage and workshop space. Viewing is a must !!



### **Entrance Porch**

Steps leading up to the porch with windows to both side aspects, having stone flooring and walls and doors leading through to the lounge diner area.

### **Entrance Hall**

Window to the front aspect, stone walls and a stone floor.

### **Downstairs Cloakroom**

With a window to the front aspect, tiled and stone walls, pedestal wash hand basin, low level WC, and beamed ceiling.

### **Lounge/Diner**

28' 4" x 20' 1" ( 8.64m x 6.12m )

(Estimated measurements from internal walls).

With windows to the front and rear aspects, Inglenook fireplace with log burner, stone walls, beamed ceilings, solid wood flooring, radiators, stone archway leading through to a playroom/ second reception room, French doors leading out to the rear aspect and staircase leading to the first floor landing.

### **Playroom/Second Reception**

12' 6" max x 12' max ( 3.81m max x 3.66m max )

Stone steps leading down to this dual aspect room with windows to the front and rear aspects, high ceiling with beams, stone walls, part stoned, part carpet flooring and door leading through to the kitchen.

### **Kitchen**

15' 7" max x 12' 7" max ( 4.75m max x 3.84m max )

With a window to the front aspect, beamed high ceiling, radiator, feature stone wall, brick wall and comprising of white units with worktops over, white oval shaped sink, drainer and mixer tap. Integrated oven, hob with extractor fan, and microwave. Two radiators, solid wood flooring, space for appliances and benefitting from a pantry to the rear.

### **Utility Room**

10' 3" max x 12' 11" max ( 3.12m max x 3.94m max )

L-shaped room with a window the front aspect, stainless steel sink, storage cupboard, radiator, space for appliances and sloped ceiling.

### **First Floor Landing**

With a window to side aspect, stone walls, carpet, wood beams, hatch access to the loft and doors to the bedrooms and family bathroom.

### **Bedroom One**

21' max x 10' 9" max ( 6.40m max x 3.28m max )

With windows to the rear and side aspects with lovely views of the church, cupboard housing the hot water cylinder, walk-in cupboard, carpet, radiator, loft access point, spotlights to the ceiling, beamed sloping ceiling (restricted head height). Door leading into the en-suite.

### **En-Suite Shower Room**

With a window to the front aspect, and comprising of a walk-in shower, double vanity sink unit, low level WC, partially tiled walls, tiled floor, spotlights in the ceiling, heated towel rail and high sloped ceiling.

### **Bedroom Two**

8' 7" max x 10' 4" max ( 2.62m max x 3.15m max )

With a window to the front aspect, built-in desk area, carpet, spotlights in the ceiling, and radiator.

### **Bedroom Three**

8' 10" max x 10' 5" max ( 2.69m max x 3.17m max )

With a window to the rear aspect, carpet, spotlights in the ceiling and radiator.

### **Family Bathroom**

With a window to the front aspect, walk-in shower, vanity sink unit, low level WC, partially tiled walls, tiled floor, spotlights to the ceiling, heated towel rail, extractor fan, and high sloped ceiling.

### **Home Office**

19' 1" x 16' 6" max ( 5.82m x 5.03m max )

Entering through part glazed door into this L-shaped room benefitting from underfloor heating, a window to the side aspect, spotlights to the ceiling, tiled floor, hatch access to the loft and separate meeting room.

### **General Description Outside**

Beautiful rural location next to the church which comprises of an extensive gravel driveway, lawns, an abundance of shrubs and trees which all wraps around the property.

The rear garden features plenty of lawn, gravel driveway for vehicle access, hedging and plenty of shrubs and trees.

### **Outbuildings**

Comprising of three barns, a storage room and boiler room.

Double garage.



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## The Barns Great North Road, Great Ponton Grantham

- Unique Detached Barns
- Character Property with Plenty of Features
- Storage, Office Space and Living Accommodation
- Three Bedrooms
- Conservation Area

Tenure: Freehold EPC Rating: C

Council Tax Band: F



guide price

**£625,000 - £650,000**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections(s). Powered by www.focusagent.com



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Property Ref:  
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