



Swallow Barn, 1 Rose Gardens, Long
Bennington, Newark, NG23 5GW

£495,000
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A striking detached barn conversion with two double bedrooms, completed in 2022 by a well-regarded local builder, Swallow Barn offers beautifully appointed living accommodation arranged entirely over the ground floor level, making it both accessible and highly practical. The property combines contemporary design with subtle character features, creating a home that is both stylish and highly functional, all presented in near-new condition.

The heart of the property is an impressive open-plan living, dining and kitchen space, designed to suit modern lifestyles. This superb room is enhanced by high-vaulted ceilings and electrically operated roof lights, allowing natural light to flood in and create a wonderful sense of volume. Bi-fold doors provide a seamless connection to the garden, opening onto an expansive Indian sandstone patio, ideal for both entertaining and everyday enjoyment.

The kitchen itself is fitted with a range of high-quality units, complemented by Corrian working surfaces and a breakfast bar. A selection of integrated appliances are included, ensuring a clean and contemporary finish, while a separate utility room provides additional practicality and storage.

Each of the bedrooms is thoughtfully designed and benefits from its own ensuite wet room, finished to a high standard with modern fittings. The overall layout, arranged across a single level, makes the property particularly appealing to a wide range of buyers, offering both convenience and long-term flexibility.

Throughout the home, there is a consistent sense of quality, with gas-fired underfloor heating and high-performance, wood-framed double-glazed windows contributing to both comfort and efficiency. The property is also equipped with a security alarm system and integrated cameras, which can be monitored internally, providing additional peace of mind.

Externally, the property continues to impress. The gardens have been carefully landscaped, featuring a generous Indian sandstone patio and well-maintained areas designed for ease of upkeep. The rear gardens are predominantly

gravelled, complemented by well-stocked borders with a variety of trees and shrubs, creating an attractive and established feel.

To the front, the property is approached via electrically operated gates, opening onto a private driveway which leads to a detached brick-built double garage, fitted with an electric up-and-over door. This provides excellent parking and storage options.

Long Bennington is a highly regarded and well-served village, ideally positioned between Newark and Grantham, offering excellent access to the A1 and making it particularly attractive for commuters. The village itself provides a strong sense of community alongside a wide range of everyday amenities, including a Co-op supermarket, local shops, a post office, medical centre and a well-regarded primary school.

There are also a number of public houses and eateries within the village, offering a good choice of places to relax and socialise, while more extensive shopping, leisure and dining facilities can be found in nearby Newark and Grantham.

The area is especially popular with families and professionals alike, not only for its convenience but also for its welcoming atmosphere and active community, with a variety of clubs and local events taking place throughout the year.

For those requiring access further afield, Grantham railway station is within easy reach and provides high-speed services to London King's Cross, while the A1 offers excellent road links to Nottingham, Lincoln and beyond. In addition to the local primary school, the surrounding area is well served by a number of highly regarded secondary and grammar schools, particularly in Grantham.

Overall, the village offers an excellent balance of rural charm and modern convenience, making it a consistently popular and desirable place to call home.

This high quality barn conversion was completed in 2022,

by Potts Builders, a local builder of good repute. Constructed of brick and part Blue Lias stone elevations under a pantiled roof covering. The property benefits from high performance wood framed double glazed windows and underfloor gas fired central heating. The living accommodation is conveniently arranged over the ground floor level and can be described in more detail as follows:

OPEN PLAN LIVING & DINING KITCHEN

26'6 x 16'2 (8.08m x 4.93m)



This light and spacious room benefits from high vaulted ceilings with two electrically opening key light roof lights. Ceramic tiled floor, wooden rear entrance door with double glazed light, electric skylight. Range of good quality kitchen units with painted solid wood Shaker design doors including base cupboards, carousel unit, deep pan drawers, cutlery drawers and wall mounted cupboards. Tall storage unit with pull out drawers, Corrian marble design working surfaces and breakfast bar, island unit with base cupboards and stainless steel Franke sink with InSinkErator waste disposal and mixer tap. Integral appliances include dishwasher and wine cooler.

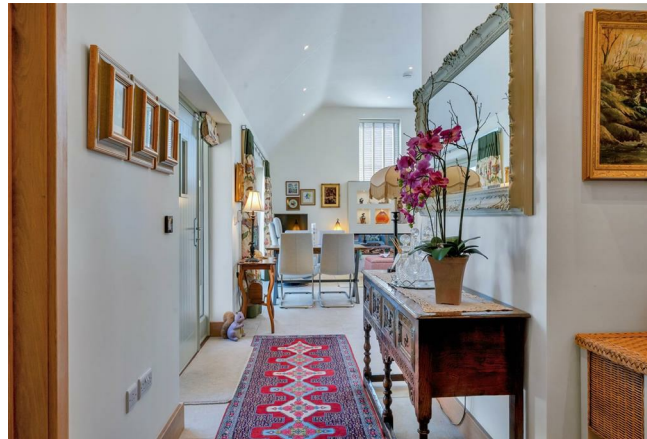
Additionally there are high specification cooking appliances including Miele electric self-cleaning oven, AEG non-turntable combination microwave oven, AEG five burner gas hob with extractor over, AEG fridge freezer with 70/30 split, feature glass ball lighting. The comfortable living area has a set of double glazed bifolding patio doors, a feature

electric log effect fire set on a solid marble hearth with a bespoke made display unit above.



HALLWAY

8'11 x 6'1 (2.72m x 1.85m)



UTILITY ROOM

6'5 x 4'5 (1.96m x 1.35m)



Fitted with high quality units and painted solid wood Shaker design doors incorporating three tall storage cupboards, eye level wall mounted cupboards, cupboard housing Ideal combination gas fired central heating boiler, underfloor central heating manifolds, plumbing and space for automatic washing machine and tumble dryer, ceramic tiled floor covering, high ceiling with electrically operated key light roof light.

BEDROOM ONE

14'2 x 12'6 (4.32m x 3.81m)
(plus 3'5 x 6')



High vaulted ceiling, LED downlights, three fitted double wardrobes with solid oak doors incorporating hanging rail and shelving, wooden double glazed picture window to front elevation.



WET ROOM

11'1 x 4'8 (3.38m x 1.42m)



High quality fully tiled walls and ceramic tiled flooring. Well appointed with a white suite including twin Duravit his and hers wash hand basins with mixer taps and vanity units under, Duravit low suite WC, walk in shower with mosaic tiled floor and drain, wall mounted rain head and hand shower over. Wall mounted mirror and light, heated chrome towel radiator. Electrically opening key light roof light, extractor.

BEDROOM TWO

10'11 x 10'4 (3.33m x 3.15m)



High vaulted ceiling with electrically opening key light roof light, electric blind. Fitted double wardrobe with oak doors incorporating hanging rails and shelving, wood framed double glazed patio door.



FAMILY BATHROOM/WET ROOM

12'10 x 3'11 (3.91m x 1.19m)



High ceiling with electrically opening key light roof light, extractor fan, high quality ceramic tiled flooring, fully tiled walls with marble mosaic insets. Well appointed Duravit suite with wash hand basin, vanity unit under, wall mounted mirror and light, low suite WC. Walk-in shower featuring a marble mosaic tiled floor, wall mounted rain head and hand shower.

OUTSIDE

DOUBLE GARAGE

19'9 x 19'7 (6.02m x 5.97m)

Detached double garage constructed of brick and block under a pantiled roof covering. Hormann up and over door with Garador electric lifter, wiring for EV charging point, power and light connected including four double power points. Personal side entrance door.



Access to the property is from Rose Garden which is a private driveway subject to a joint maintenance liability (each owner has ownership of part of the roadway). The grassed area in the centre of the driveway is owned communally by the owners. An Owners Management Company is being set up to maintain the grassed area. The driveway will have Public Liability Insurance which we are informed is currently being set up. A set of centre opening cast iron remote controlled electrically operated gates give access to a gravelled driveway providing off road parking and access to the double garage. Wrought iron boundary fence, Portugese laurel hedgerows complete the enclosure and provide a good degree of privacy. There is a large Indian sandstone patio terrace to the front of the house and Indian sandstone paved pathways.



An impressive oak frames vestibule porch connects to the front door. Indian sandstone pathways give access to the rear of the garage where there is a bin storage area. There is a 8' high brick built acoustic wall along the north side boundary. The rear garden is enclosed with the rear boundary wall being constructed with reclaimed bricks, Portugese laurel hedgerows provide screening to the side boundary beside the entrance to Rose Garden. The rear garden is laid out with an attractive Indian sandstone sunken patio terrace with sleeper edged borders connecting to a low maintenance gravelled garden area and slate chipped shrub borders. There is a convenient entry phone intercom.





TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under South Kesteven District Council Tax Band D.

Swallow Barn, 1 Rose Gardens, Long Bennington

Approximate Gross Internal Area

Main House = 98 sq.m/1051 sq.ft

Garage = 36 sq.m/386 sq.ft

Total = 134 sq.m/1437 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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