BARRADON Allington Road, Sedgebrook, Grantham, Lincolnshire NG32 2EJ

Offers Over £650,000









- Attractive Four Bedroom Detached Country Home with Equestrian Appeal
- Set In Just Over 8 Acres with Level Paddocks and Manège
- Substantial Barn Incorporating Eight Stables
- Additional Timber Stable Yard, Tack/Feed Room and Useful Ancillary Outbuilding
- Well Placed for Grantham, Newark, the A1 and Arena UK

REF AR8713

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle









GENERAL AND SITUATION

Approximate Distances:
Grantham 5 miles • Newark 11 miles • Nottingham 21 miles

An attractive four bedroom family home, set in just over eight acres with excellent equestrian facilities including stabling and manège, in a very accessible edge of village location.

Believed to date from around 2001, the house is a modern detached residence that offers generous and flexible accommodation arranged over two floors. The property is well suited to family living and enjoys a practical layout that blends everyday comfort with excellent space for those seeking a rural home with business or equestrian potential.

Enjoying an appealing edge-of-village setting, Barradon offers the rare combination of a spacious family home, established equestrian facilities and accessible countryside living. Sedgebrook is conveniently positioned for the A1, making journeys to Grantham, Newark and Nottingham straightforward. Nearby Grantham provides a wide range of shops, schools, leisure facilities and direct rail services. For equestrian enthusiasts, Arena UK is close at hand, adding further appeal to this versatile lifestyle property.

THE RESIDENCE

A modern detached four bedroom family home benefitting from gas central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A welcoming **Entrance Hall** creates an immediate sense of space, with tiled flooring, a useful understairs cupboard and staircase rising to the **First Floor**. A **Cloakroom** is fitted with a WC and wash hand basin, while doors from the hall connect to the principal living areas and ground-floor bedrooms.

The **Lounge** is a comfortable reception room centred around a fireplace with coal-effect gas fire, and French doors open out to the rear, drawing in natural light and creating an easy connection to the garden.

At the heart of the home is a spacious **Kitchen Diner**, designed as a sociable family hub. Fitted with a range of wall and base units, a breakfast bar and ample work surface, it also provides space for a range cooker, dishwasher and American-style fridge freezer. A separate **Utility Room** adds further practicality, with additional storage, sink, appliance space and direct access outside.

Two Double Bedrooms are positioned on the ground floor, offering flexibility for guests, multi-generational living or home working. The **Principal Ground Floor Bedroom** benefits from an **En-suite Shower Room,** while the **Second Double Bedroom** overlooks the front of the property.

Upstairs, the **Landing** provides access to **Two Further Bedrooms** together with the **Family Bathroom.** Both first-floor bedrooms include useful fitted storage within the eaves, and the bathroom comprises a corner bath, separate shower, wash hand basin and WC.

















OUTSIDE

The property is approached via an electric gated entrance opening onto a gravel driveway with parking to the side and rear of the house. Mature gardens wrap around the residence and are mainly laid to lawn, part enclosed by brick walling with a paved patio area ideal for outdoor entertaining.

A **Detached Former Garage** adds another layer of versatility. Previously used by former owners as annexe-style accommodation and more recently for dog hydrotherapy, the building includes a former lounge and former bedroom with en-suite facilities, together with an office room above accessed by external spiral staircase. Buyers should make their own enquiries regarding any future use they may wish to make of this building.

EQUESTRIAN FACILITIES & LAND

Barradon is particularly well suited to equestrian buyers, with an excellent range of facilities already in place. The **Modern Multi-Purpose Barn** measures approximately 48' x 40' (14.6m x 12.2m) and benefits from power, lighting and water. Within the barn are **Eight Stables** fitted with rotating feeders, rubber matting and automatic water drinkers.

There is also a **Former Timber Stable Block** with **Three Stables** and a **Tack Room** on a concrete base and apron. This building is in a poor state and now requires replacement or improvement, offering scope for a purchaser to adapt the yard to their own requirements.

The **Manège** extends to approximately 67m x 30m with a rubber surface and post-and-rail surround. While it has not been used in recent years and would benefit from attention, it represents a valuable feature for those looking for a schooling area.

The adjoining **Land** lies mainly to the rear and side of the residence and extends approx. eight acres in all. It comprises level, productive pasture divided into **Four Principal Paddocks** enclosed by stock fencing. There is a track dividing the two main parcels of land which this property has a right of access over.

IN ALL JUST OVER 8 ACRES
(About 3.4 Hectares)

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



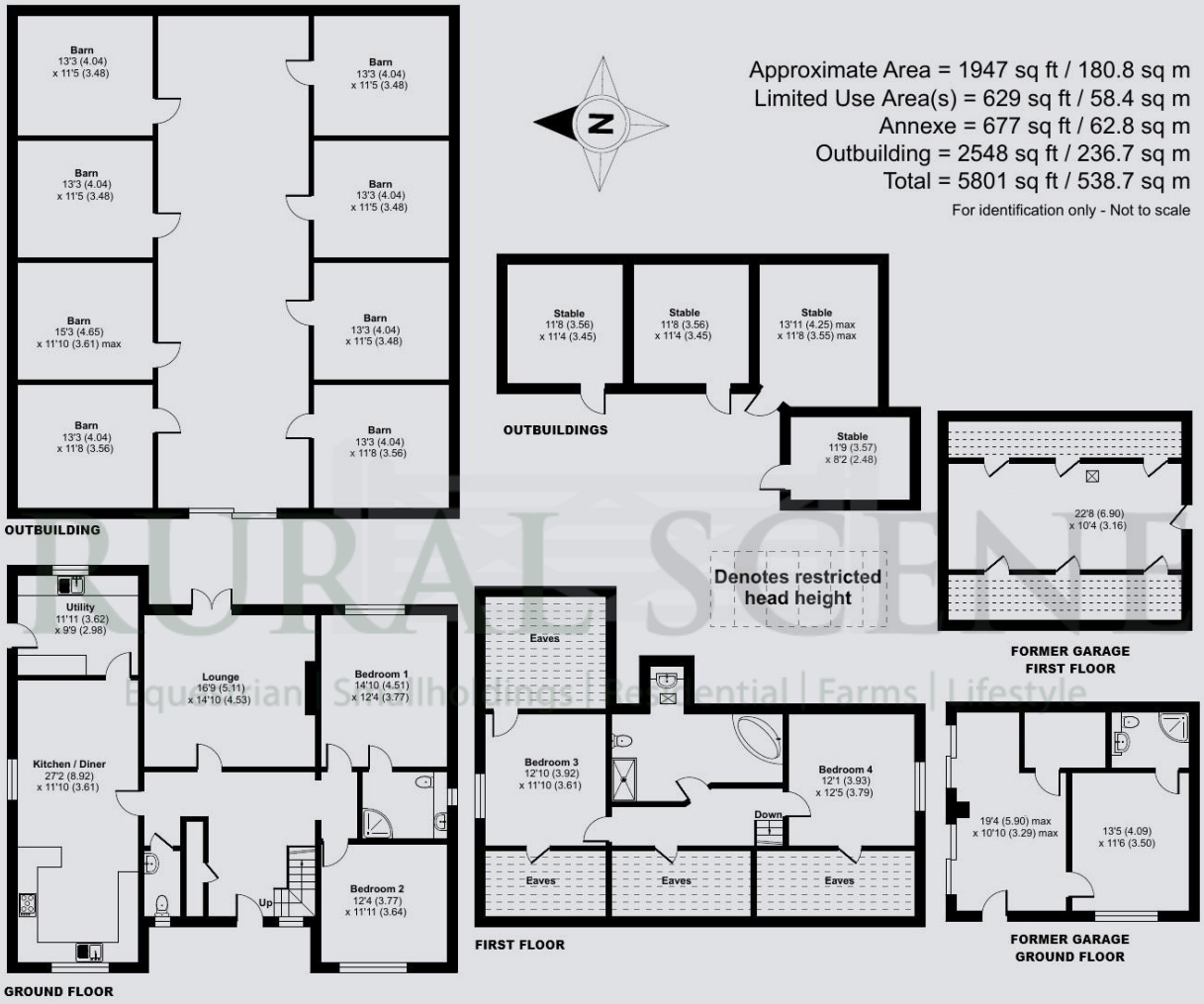






BARRADON Allington Road, Sedgebrook, Grantham, Lincolnshire NG32 2EJ

Ref AR8713



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rural Scene. REF: 1458206

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH KESTEVEN DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, MAINS GAS, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** E

DIRECTIONS

Travelling on the A52 proceed through Sedgebrook and, just beyond the village, Barradon will be found on the right-hand side, identified by our For Sale board.

what3words /// belong.crunched.rosette

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited BARRADON but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

The Property Ombudsman

Home Paddocks Ltd t/a Rural Scene. Registered in England & Wales Registration No 4624198. Registered Address The Paddock, Figheldean, Salisbury, Wiltshire SP4 8JJ

LB V:5