



- Immaculate Barn Conversion Holiday Let
- Generates Circa £85,000 Per Annum
- Peaceful Rural Setting Near Lincoln
- 1 mile From Lincolnshire Showground (year-round events)

- Sleeps Up To 16 Guests
- 4 En-Suite Double Bedrooms
- Impressive Open-Plan Living Area
- Potential For Revenue Growth

Hideaway, Glebe Farm, Scampton, LN1 2SZ  
Offers Over £575,000







Starkey&Brown are delighted to present this immaculately maintained holiday let - a spacious and beautifully converted barn offering a rare and highly profitable business opportunity. Set in a peaceful countryside location less than four miles from the cathedral city of Lincoln, it combines rural charm with excellent accessibility. The property is also just one mile from the Lincolnshire Showground, a well known venue hosting major events throughout the year, further boosting its appeal to visitors. The property boasts an outstanding rental track record, currently generating approximately £85,000 per annum, with further potential to increase revenue. Accommodating up to 16 guests, this impressive barn conversion is sold fully furnished with high-quality fixtures and fittings throughout. The tastefully presented and generously proportioned accommodation includes a large open-plan living area, providing ample seating and entertaining space for many guests, along with four double bedrooms (two on the ground floor and two on the first floor), each benefitting from its own en-suite. Externally, the property offers ample parking for up to six vehicles, as well as a pleasant garden complete with outdoor furniture and a hot tub. This highly successful business is offered with a strong pipeline of forward bookings, allowing the new owner to begin generating income immediately upon completion. Council tax band: C. Freehold.



**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.

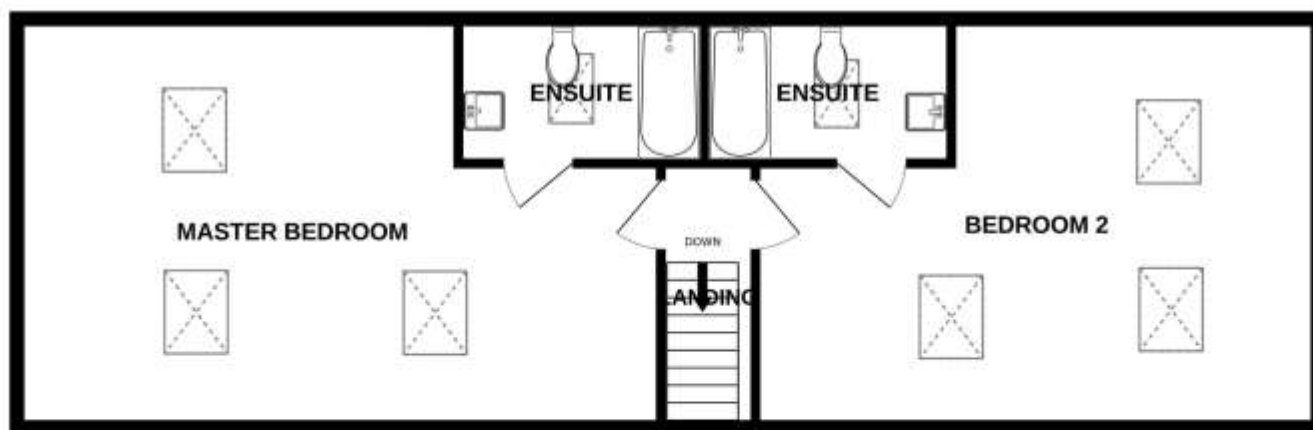






**GROUND FLOOR**  
1259 sq.ft. (116.9 sq.m.) approx.

**1ST FLOOR**  
830 sq.ft. (77.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2089 sq.ft. (194.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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