



BY DESIGN

The Fold Yard

Newgate Lane, Londonthorpe, Grantham, Lincolnshire, NG31 9RY

A rare opportunity to acquire this impressive barn conversion, set in this sought-after village

A rare opportunity to acquire this impressive barn conversion, originally built in 1865 and converted in 2015, set in a private position within the highly sought-after conservation village of Londonthorpe. This exceptional three-bedroom, three bathroom single-storey home offers impeccable accommodation, combining character features with quality craftsmanship throughout. A self-contained ancillary area with a kitchenette, bedroom/office area and shower room provides versatile additional space, while the gated courtyard gardens to the front and a raised sun terrace overlooking the pony paddock and stabling create an ideal setting. In total, the plot extends to approximately 0.5 acres. Grantham's high-speed rail network to London King's Cross is a short distance away, offering a journey time to the capital of around 60 minutes.











Accommodation

On entering this wonderful conversion, you are greeted by an entrance hallway that leads into a truly impressive and spacious open plan family kitchen and dining area, featuring vaulted ceilings with exposed beams and trusses, and infused with character, charm and original features. The kitchen area, with a curved central island, offers a range of quality units along with integrated appliances, including ovens, a microwave, a steam oven, a ceramic hob, sink unit, as well as air conditioning. Two picture windows enjoy views over the gardens, while three skylight windows and a full height glazed wall with French doors provide access to the private courtyard gardens located to the front aspect. Adjacent to the kitchen is an open plan dining and family area, featuring a dual aspect wood-burning fireplace serving both the kitchen and formal sitting room, along with French doors that enjoy views over the paddock and allow an abundance of natural light. This area is completed by tiled flooring.

The sitting room enjoys vaulted ceilings with exposed trusses and beams, a dual aspect wood burning fireplace, tiled flooring and a window with pleasant views. The living accommodation is further enhanced by a well-proportioned utility room featuring an extensive range of wall and base units and a complementary door providing access to the rear aspect, along with a quality cloakroom/WC. A separate wing, accessed via a full height glazed corridor with exposed stone wall detailing, tiled flooring and a complementary door, leads to the bedroom and bathroom accommodation.

The principal suite enjoys a vaulted ceiling with exposed beams, two glazed windows to the front aspect, air conditioning, and a quality en suite shower room featuring a wash hand basin and a double shower cubicle. Bedroom two features vaulted ceilings and a skylight window and also benefits from an en suite shower room and walk in wardrobe area. Bedroom three, another double room with a vaulted ceiling and skylight window, is served by a luxurious family bathroom, complete with double wash hand basin with vanity unit, a freestanding bath and central floor standing mixer tap.

The external, self-contained ancillary accommodation offers a highly versatile space, comprising a kitchenette, a bedroom or home office, and a shower room. It is well suited to a variety of uses, including independent living accommodation or a dedicated home office.

Externally, the property is approached via a private road and is situated on the left-hand side. Accessed through an electric five bar gate and pedestrian gate, it opens into a landscaped courtyard featuring a stone wall, paved seating areas, a wood store, a storage shed and a garage, while the gravel driveway provides ample parking for several vehicles or a motorhome. To the rear, the property benefits from a raised sun terrace and enclosed lawned gardens, beyond which lies a paddock and stable/potting shed, with electric and water connected. Additionally, the property features a range of solar panels.







Location

Londonthorpe is a charming and historic village located approximately three miles to the north-east of Grantham, with its western boundary adjoining the extensive Belton Park estate.

A defining feature of the area is its close association with Belton House, one of England's finest examples of Restoration-era country houses. Built in the late 17th century, the house is set within magnificent, landscaped parkland and gardens originally designed by Sir John Vanbrugh and later influenced by Capability Brown. Now in the care of the National Trust, Belton House is open to the public and is renowned for its elegant interiors, formal gardens, ancient woodland, and expansive parkland, home to free-roaming deer.

The wider estate, including Belton Park, has long shaped the surrounding landscape and continues to provide a strong sense of heritage, openness, and rural prestige to neighbouring settlements such as Londonthorpe.

Historically, the village formed part of the Belton Estate under the ownership of Lord Brownlow, and this longstanding connection remains evident today in the collection of attractive stone-built properties that define much of the village's character, including Park House itself. The consistent architectural style and use of local stone reflect the estate's enduring influence and contribute significantly to the area's timeless appeal.

The Fold Yard enjoys an exceptionally convenient location. Grantham is just a short distance away and provides a direct high-speed rail service to London King's Cross in approximately 60 minutes, making the property particularly attractive for commuters. At the same time, the setting offers a peaceful rural environment well suited to home working and flexible modern living.

Road links are equally strong, with the nearby A1 providing excellent access both north and south. Newark can be reached in approximately 25 minutes, Stamford in around 30 minutes, and Peterborough in roughly 40 minutes, while Nottingham is about 50 minutes away via the A52.









Schooling & Services

The property is well placed for access to a range of highly regarded local schooling. For primary education, Belmont Community Primary School, located on the edge of Grantham, is less than 2 miles away and is rated 'Good' by Ofsted. Also nearby is Belton Lane Community Primary School, which is similarly rated 'Good'.

For secondary education, Grantham is particularly well known for its outstanding grammar school system. The King's School (for boys) and Kesteven and Grantham Girls' School (KGGS) are both highly selective and enjoy an excellent reputation, each rated 'Outstanding' by Ofsted. These schools are widely recognised for their academic achievement and long-standing heritage.

In addition, there are other well-regarded secondary options within easy reach, including Greenfields Academy and Walton Academy, both of which are rated 'Good' by Ofsted.

Services: Mains electric, water and drainage, Oil central heating (underfloor heating throughout)

Local Authority: South Kesteven District Council

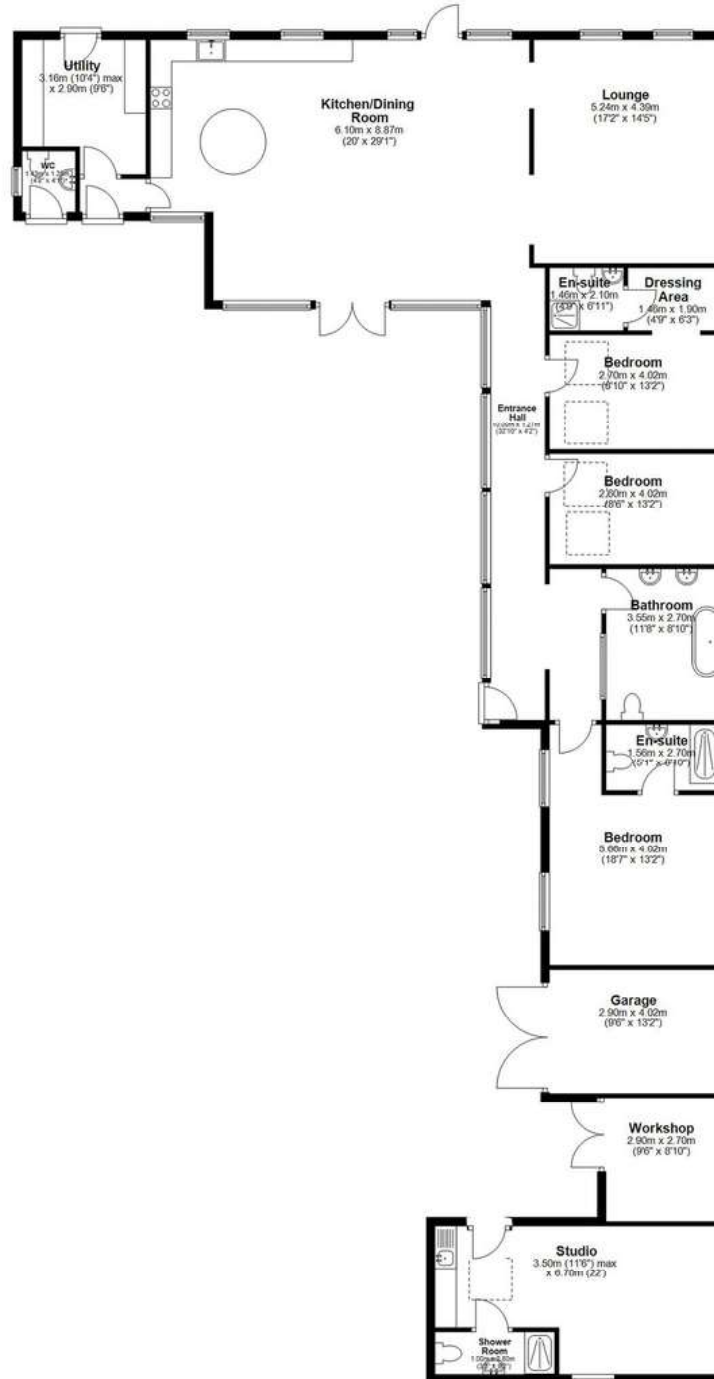
Tenure: Freehold

Council Tax Band: D

Epc Rating: TBC

Sat Nav: NG31 9RY





Total area: approx. 233.7 sq. metres (2516.0 sq. feet)



BY DESIGN

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National audience

local knowledge