



Chapel Street, Eaton



Bedrooms: 4 **Bathrooms: 1**

A substantial four-bedroom detached barn conversion offering over 3,100 sq ft of accommodation and outbuildings, combining character features, versatile living space and extensive parking within a private courtyard setting in the desirable village of Eaton.

- Detached barn conversion
- Over 3,100 sq ft including outbuildings
- Four bedrooms
- Impressive vaulted principal bedroom
- Generous lounge with feature fireplace and multi-fuel stove
- Spacious breakfast kitchen with granite worktops
- Separate dining room
- Large vaulted games room/playroom
- Extensive outbuildings including workshop, store, office and sun room
- Private gravelled courtyard with ample parking and enclosed gardens





A substantial and beautifully presented detached barn conversion extending to over 3,100 sq ft including extensive outbuildings, occupying a private courtyard setting within the heart of the highly regarded village of Eaton.

Combining character features with generous and versatile accommodation, the property offers an attractive blend of traditional charm and modern practicality. A welcoming reception hall with vaulted ceiling and galleried landing creates an impressive first impression, whilst exposed timbers, feature fireplaces and spacious room proportions continue throughout the home.

The heart of the property is the well-appointed breakfast kitchen, fitted with an extensive range of units, granite work surfaces and exposed beams, providing an ideal space for both everyday family life and entertaining. There is a generous dining room positioned centrally within the home together with a substantial lounge featuring a striking exposed brick fireplace with inset multi-fuel stove. In addition, a superb vaulted games room enjoys excellent natural light and direct access onto the courtyard gardens, offering flexibility as a family room, home office or entertaining space.

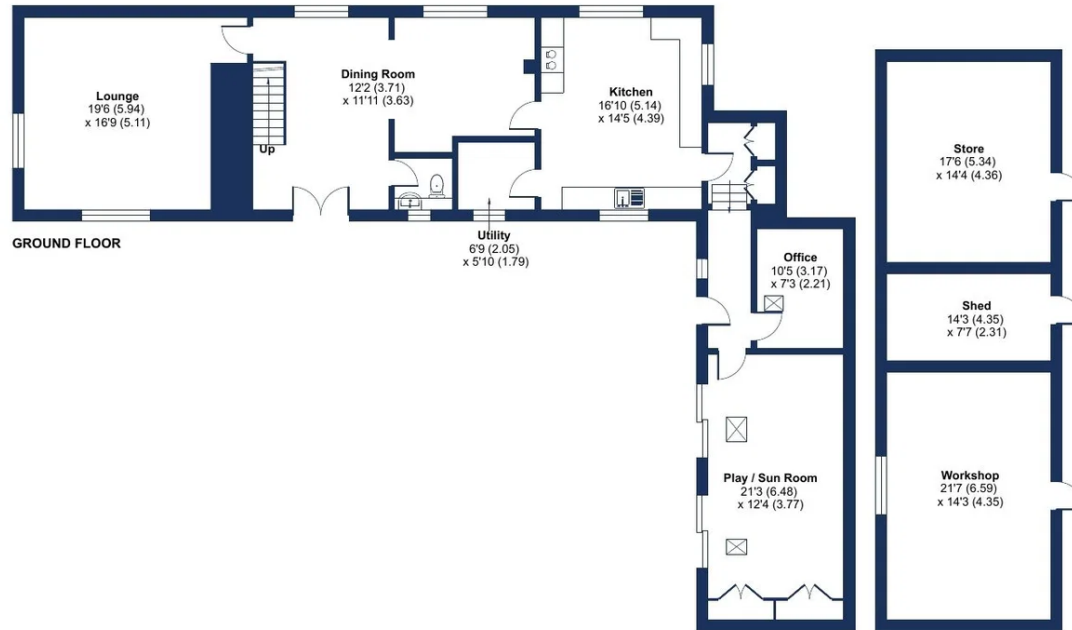
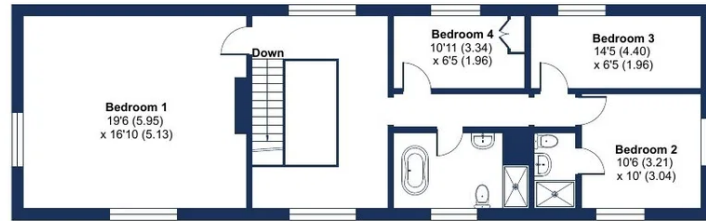
To the first floor, the principal bedroom is particularly impressive, featuring vaulted ceilings with exposed roof trusses and excellent proportions. There are three further bedrooms served by a family bathroom and separate shower room, providing comfortable accommodation for both family and guests.

Outside, the property is approached via a large gravelled courtyard providing extensive off-road parking and creating an attractive setting for the home. The enclosed gardens and seating areas offer a private environment for outdoor dining and relaxation.

A particular feature of the property is the range of substantial outbuildings extending to approximately 668 sq ft, currently arranged as a workshop, store and shed together with an office and adjoining sun room. These versatile spaces offer excellent potential for those working from home, hobbyists, storage requirements or possible further adaptation subject to any necessary consents.

Situated within the sought-after village of Eaton, the property enjoys a peaceful rural setting whilst remaining conveniently positioned for access to Grantham, Stamford, Oakham and the surrounding road networks. Grantham's mainline railway station provides high-speed services to London King's Cross in approximately 1 hour, making the area particularly attractive for commuters seeking country living with excellent connectivity.





Chapel Street, Eaton, Grantham,

Approximate Area = 2445 sq ft / 227.1 sq m

Outbuildings = 668 sq ft / 62 sq m

Total = 3113 sq ft / 289.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Moores Estate Agents. REF: 14672807



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