



# The Barn

Glentham

**M A S O N S**

SINCE 1850



# The Barn, 2 Chestnut Grove

Glentham  
LN8 2BW

Bespoke luxury kitchen featuring premium appliances and elegant cabinetry

Seamless blend of character features and contemporary design, creating a unique and highly desirable home

Expansive bi-folding doors seamlessly connect the living space to the garden, creating an exceptional indoor-outdoor lifestyle

Luxury principal suite with dressing area and en-suite bathroom

Air source heat pump heating system

Extensive driveway providing ample off-road parking

Generous plot with established planting and attractive boundaries

Four generously proportioned double bedrooms

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This exceptional detached residence showcases contemporary architecture and high-specification finishes throughout, offering luxurious and versatile accommodation perfectly suited to modern family living. At the heart of the home is a stunning open-plan kitchen, dining and family space featuring premium Rotpunkt German-engineered cabinetry, a substantial central island and a striking floating staircase. The impressive sitting room benefits from a dramatic atrium-style design and full-width bi-fold doors, creating a seamless connection to the landscaped gardens and outdoor entertaining areas. A spacious ground-floor en-suite room, currently utilised as a lounge and media room, provides excellent flexibility for guest accommodation, multi-generational living or additional reception space. The property is further enhanced by an impressive range of energy-efficient features, including an air source heat pump, underfloor heating, solar panels with battery storage and an MVHR system. Together, the thoughtful design, premium specification and beautifully proportioned accommodation create a truly outstanding home of exceptional quality and style.





The unique bespoke kitchen has been thoughtfully designed to combine luxury, practicality and contemporary style, creating a truly impressive focal point within the home. Fitted with an extensive range of premium Rotpunkt German-engineered cabinetry, the kitchen showcases outstanding craftsmanship, sleek modern design and high-quality finishes throughout. A substantial central island with breakfast bar seating provides both a practical workspace and a sociable gathering point, ideal for everyday family life and entertaining alike, and is further enhanced by a Elica induction hob and Quooker boiling water tap. Complemented by a comprehensive range of integrated Samsung appliances, generous worktop space and excellent storage solutions, the kitchen is perfectly suited to modern living. Flooded with natural light and finished to an exacting standard, this beautifully appointed space offers an elegant and functional environment that seamlessly blends style with performance.



The open-plan living and dining area has been thoughtfully designed to complement the kitchen, creating a seamless flow throughout the ground floor and enhancing the home's sociable layout. Offering generous proportions and an abundance of natural light, this versatile space provides clearly defined areas for relaxation and dining while maintaining a strong sense of openness. A contemporary floating staircase serves as an attractive architectural feature, adding character and visual interest without compromising the spacious feel of the room. Finished with recessed LED lighting and high-quality finishes throughout, the space is ideally suited to both everyday family life and entertaining, while naturally connecting with the kitchen to create a cohesive and highly functional living environment.

The impressive sitting room is a superb reception space, thoughtfully designed to maximise both natural light and the connection with the surrounding gardens. Occupying a striking atrium-style setting, the room benefits from an exceptional sense of volume and openness, creating a bright and inviting atmosphere throughout the day. Expansive full-width bi-fold doors extend across the rear elevation and can be opened completely, seamlessly linking the interior with the extensive patio and landscaped gardens beyond. This effortless transition between indoor and outdoor spaces makes the room particularly well suited to entertaining, while also providing an ideal setting for everyday relaxation. Beautifully proportioned and finished to a high standard, the sitting room offers ample space for a variety of furniture layouts and enjoys attractive views across the gardens, creating a versatile and elegant living space that forms one of the standout features of the home. The lounge/atrium also benefits from a Mitsubishi air conditioning system. Completing the ground floor accommodation is a well-appointed utility room, providing valuable additional storage, laundry facilities and practical day-to-day convenience.







Following through the groundfloor , this substantial en-suite room offers a highly versatile space that can be adapted to suit a variety of lifestyle requirements. Generously proportioned and beautifully presented, it is currently utilised as a stylish lounge and media room, demonstrating its flexibility beyond traditional bedroom accommodation. The inclusion of a private en-suite makes it particularly well suited for guest accommodation, multi-generational living or those seeking the convenience of a ground-floor bedroom suite. Equally, it could serve as a private home office, snug or additional reception room, providing valuable adaptability for modern family living while maintaining a high level of comfort and privacy.



The principal bedroom is a particularly spacious and well-proportioned suite, offering a comfortable and private retreat within the home. It benefits from double-aspect windows, allowing for excellent natural light and an enhanced sense of space, along with fitted wardrobes providing ample and practical storage, finished to a high standard and seamlessly integrated into the room.

The en-suite shower room is finished with high-quality Villeroy & Boch sanitaryware and contemporary fittings, and includes a generous his-and-hers wash basin arrangement alongside a spacious walk-in shower. Designed with both functionality and style in mind, it offers a clean, modern finish with a strong sense of practicality, complementing the overall quality of the principal suite.





The second bedroom is a well-proportioned and versatile double room, offering an excellent level of comfort and natural light. Generously sized, it provides ample space for a range of bedroom furnishings, along with fitted wardrobes offering practical and discreet storage, while maintaining a bright and airy feel that makes the room ideal for family use or guest accommodation.

The room benefits from its own private en-suite shower room, finished to a high standard with contemporary fittings, providing both convenience and privacy. Together, the bedroom and en-suite create a highly practical and well-appointed suite, perfectly suited to modern living.





The third bedroom is a bright and well-proportioned double room, offering ample space for a variety of bedroom furnishings while maintaining a light and airy feel. Generous natural light enhances the sense of space, making it a comfortable and versatile room suitable for family use, guest accommodation or a home office if required.

The accommodation is further complemented by a striking hallway that flows seamlessly from the floating staircase, reinforcing the home's contemporary design and sense of openness. A large feature window adjacent to the mezzanine area floods the space with natural light, creating an impressive visual focal point and enhancing the connection between the different levels of the home. Together, these elements contribute to a bright, spacious and architecturally interesting circulation space that elevates the overall feel of the property.



The family bathroom is well-proportioned and finished to a high standard, fitted with Villeroy & Boch sanitaryware throughout. It comprises a separate walk-in shower enclosure and a full-size bath, providing both practicality and flexibility for everyday family use. A LED illuminated mirror adds a modern and functional finishing touch, enhancing both light and usability within the space.

The principal en-suite also features Villeroy & Boch sanitaryware, set within a bespoke wood and glass feature surround, creating a subtle design detail that complements the contemporary specification of the room.

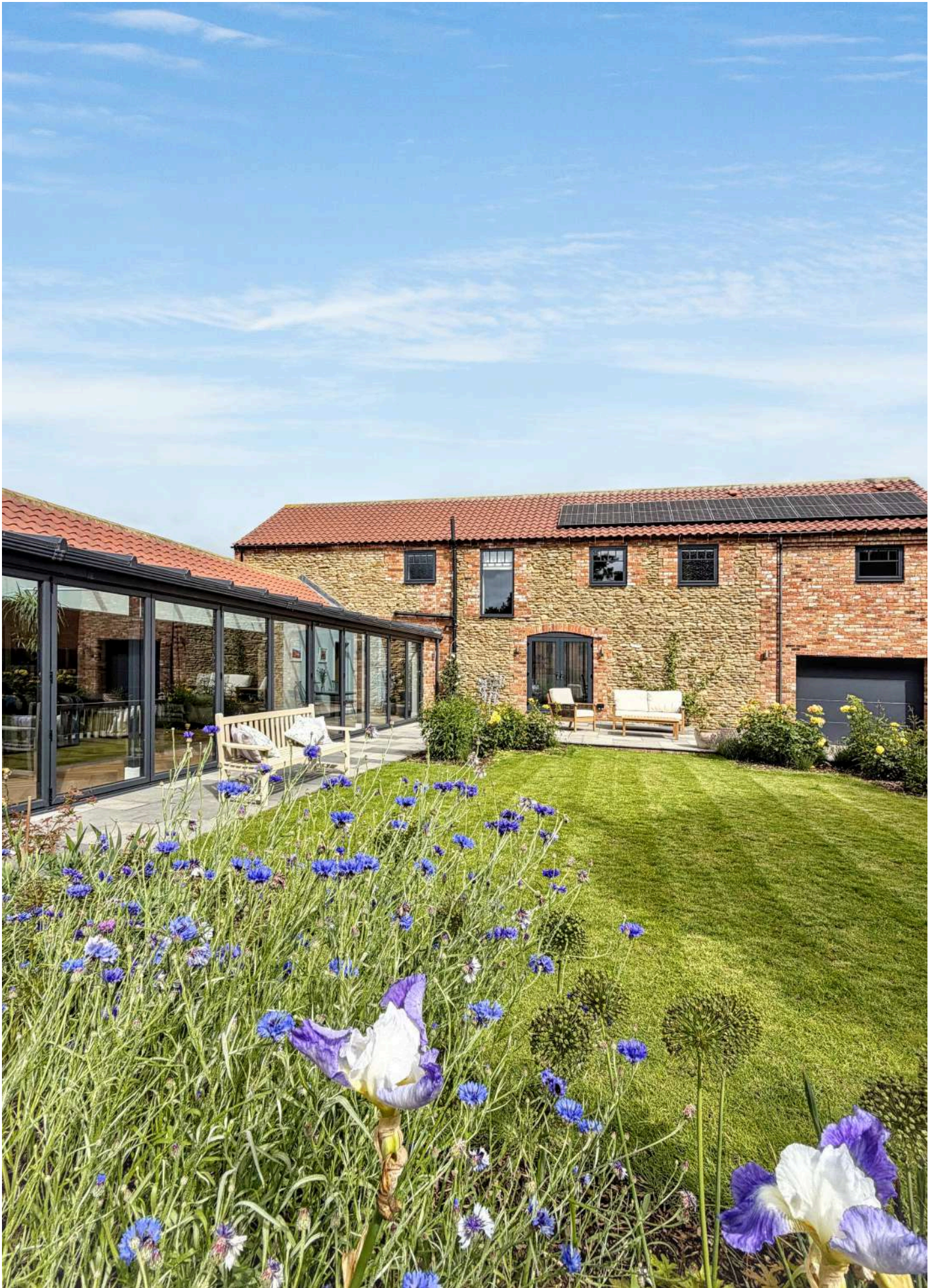


The property is set within a generous and well-proportioned plot, with beautifully maintained outdoor space that enhances the overall appeal of the home. The rear garden features a well-kept lawn with attractive bedding and planting areas, providing a pleasant and usable outdoor environment that is ideal for both relaxation and family use. A spacious patio area adjoins the rear of the property, offering an excellent setting for outdoor dining and entertaining while enjoying views over the garden.



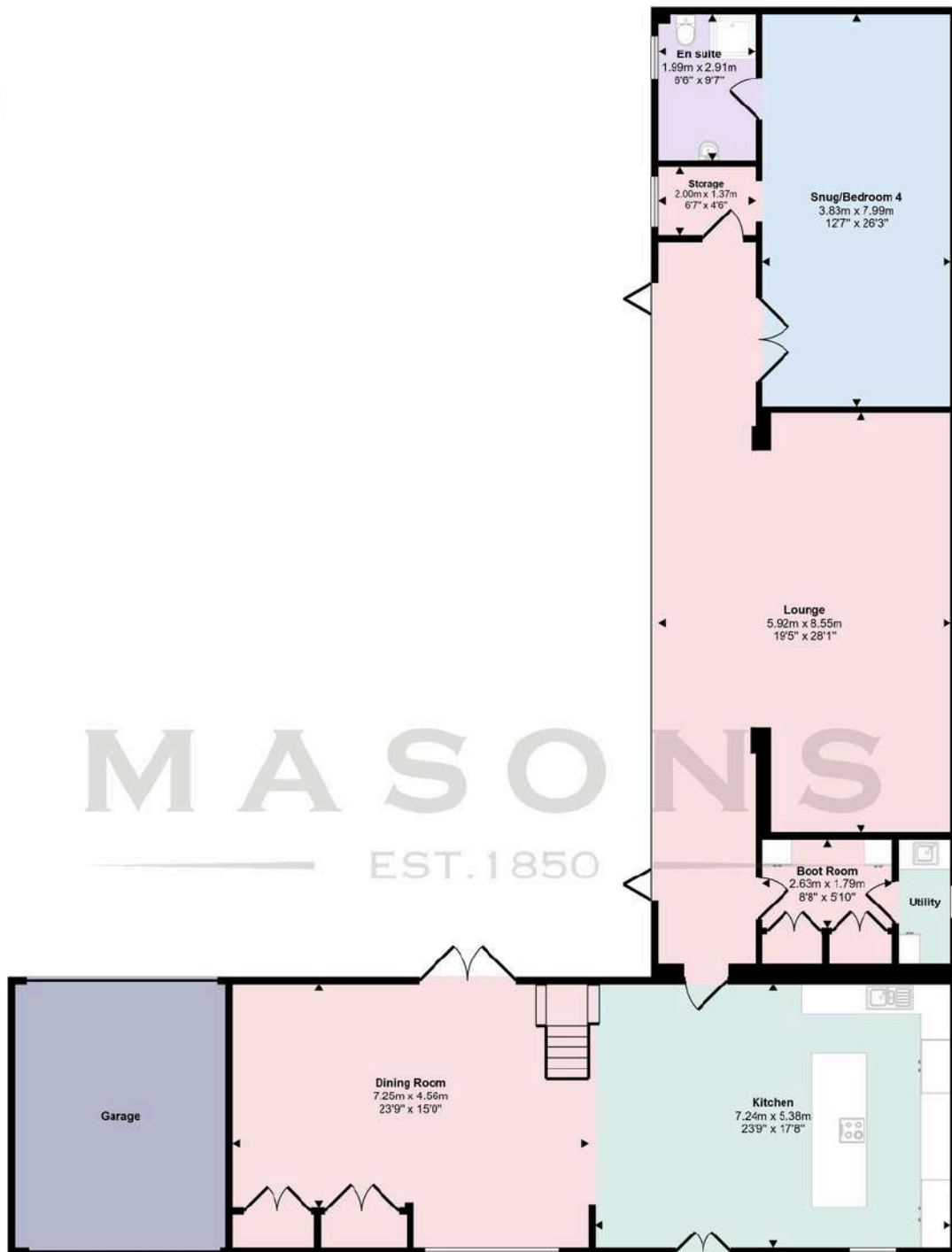
The plot also benefits from a double-access garage, providing convenient entry points and excellent practicality for vehicles, storage and day-to-day use. Ample driveway space further complements the accommodation, ensuring ease of access and parking. Overall, the garden and external areas offer a strong sense of space, privacy and functionality, forming an important extension of the living accommodation.











Ground Floor  
Approx 221 sq m / 2376 sq ft



First Floor  
Approx 101 sq m / 1088 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

## Glentham

The small and peaceful Lincolnshire village of Glentham enjoys a pleasant rural setting, surrounded by open countryside while remaining particularly well placed for easy access to the City of Lincoln. Lincoln lies within convenient driving distance and provides an extensive range of amenities, including extensive shopping, leisure facilities, restaurants, cultural attractions and excellent schooling options, making it the principal hub for the area. The village has a popular pub serving food, a local convenience store/shop and a thriving village hall, which acts as the hub of the local community.

Nearby Market Rasen, approximately eight miles away, offers a good selection of everyday amenities including independent shops, supermarkets and a weekly market, along with primary and secondary schooling and leisure facilities. The town also benefits from a leisure centre and the well-known Market Rasen Racecourse, providing regular sporting and social events. Gainsborough, around 12.6 miles away, provides further facilities including supermarkets, high street shops, cafés, restaurants and a weekly market, alongside leisure amenities such as a golf club and leisure centre.

The area is well connected by road, with the A15 providing straightforward access directly into Lincoln, while wider A-road links connect to the Lincolnshire Wolds and surrounding countryside. Rail services are available from both Market Rasen and Lincoln, with Lincoln offering direct trains to London King's Cross in approximately two hours, making the location well suited for both regional and national connectivity while retaining its rural village setting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band F

### Services Connected

We are advised that the property is connected to electricity, water and drainage, while heating is supplied via an Air Source Heat Pump. No utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///acting.pigs.highly

### Directions

From the entrance to Glenthams village, continue along the main village road heading through the settlement. Pass the village amenities, including the pub and village hall, and remain on this road as it leaves the main built-up area. Continue in the direction of Normanby-by-Spital, keeping to the primary route through the countryside.

Follow this road for a short distance, where the property will be found within the LN8 2BW postcode area, set in a rural position off this route.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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