



BRAMBLE BARN

— LANGTOFT —

Nestled in a village on the outskirts of Market Deeping, Bramble Barn is a stunning four-bedroom detached barn conversion that comes with a self-contained annexe, private bar and home office.

Recently converted, this luxurious barn delivers the whole package; showcasing charming original features and a beautiful stone exterior enriching the sophisticated contemporary aesthetic found inside.

Boasting three large reception rooms and a spectacular open-plan dining kitchen and entertaining area backing onto a south-west-facing terrace and garden, you'll soon be the host of countless summer parties and barbecues.



MAKING AN ENTRANCE

Gates open onto a block paved driveway with a double carport and parking for numerous vehicles. Notice the self-contained one-bedroom annexe and home office with bar on your left before heading past wood fencing screening the driveway from the garden.

Here, the L-shaped barn hugs the generous paved terrace and a manageable lawn, edged by plant borders and open fencing with a maturing beech hedgerow marking the old farm's boundary. A barbecue area and an additional corner patio complete this impressive family space.



HIGH-END LIVING

From the terrace, the entrance leads to a hallway lined underfoot with oak. All rooms to the ground floor of the home benefit from underfloor heating with traditional cast iron radiators warming the upstairs.

Oak beams, wooden doors and skirting to most of the home complement the bright and fresh atmosphere, with the office, utility and primary reception rooms also crowned by high pitched ceilings. Start in the study or games room on the left, which features built-in cupboards, desk and shelving all illuminated by recessed downlights and windows to two aspects.



Conveniently located straight ahead from the entrance, the spacious laundry room – containing a plethora of storage cupboards, units and worktop with tiled splashback, a sink and space for laundry appliances – is the ideal place to clean muddy boots and pets after a walk exploring the village and neighbouring countryside.

Carry on past the downstairs cloakroom into a striking family room, where the exposed stone wall immediately captures your eye. A contemporary gas fire to the corner wall, elegant feature wallcovering, and bifold doors and windows to the terrace all tie together to create a perfect party space connecting to the ultra-modern kitchen and dining area.



The kitchen extends into a large, relaxed seating and dining area where an exposed stone wall and original timber beams provide an impressive backdrop. Doors to the terrace and a fantastic front window drench the space in gorgeous natural light – brilliant for both those long summer evenings and winter meals huddled inside with loved ones. The contemporary turned staircase with glass balustrade panels add a final dramatic statement to this stunning room.

SOCIAL CENTRAL

Approach the heart of the home via a sliding oak door – this is where friends and family will naturally gather at the start and close of the day. As you step into the breath-taking contemporary kitchen, you're greeted by a long breakfast island illuminated by chic pendant bulbs and recessed neon lights echoed beneath the Silestone quartz worktops.

While cooking up a storm on the induction hob to impress your guests, select a bottle of fizz from the wine cooler beneath and glasses from the tinted cabinets behind the island, allowing the integrated surround sound system to set the mood.

A run of sleek integrated floor-to-ceiling units provides all the keenest of cooks desire with clever storage and integrated appliances.

RELAX & UNWIND

A doorway beneath the ancient trusses and beams opens into to a serene sitting room warmed by a wood-burning stove topped by a sturdy reclaimed beam. A glazed arched door to the side path and flowerbeds, plus a deeply recessed window, keep the bright feel flowing in this tranquil and chic retreat.



SOAK & SLEEP

The character and charm of this ancient barn continues on the first floor, and as you take the staircase to the first floor landing, there are more exposed stone walls and oak beams to admire. The barn has four en suite double bedrooms to discover, each tastefully decorated in soft tones to provide the utmost relaxation. Every room has charming and original features including one with an original brick-edged curved window set in an exposed stone wall - a delightful focal point.



YOUR SUMPTUOUS SUITE AWAITS ...

Soft tones, statement raindrop wallcovering, exposed beams and deep-set windows add charm to your principal sanctuary. A glamorous bathing and dressing area is tucked discretely within its own alcove beneath a roof light. Fill your bathtub with bubbles, lie back and unwind taking in the scent of your candles. For those busier mornings, your en suite shower room awaits.

THE ANNEXE & BAR

The self-contained annexe has everything at your fingertips. Guests, friends and family can relax in front of the wood-burning stove accented by exposed stone and brick walls. The open plan living area extends into a contemporary fitted kitchen and provides all that's needed to prepare a culinary delight.



At the top of the stairs, pause to look through the glazed door that leads out to the external stone steps, and from the landing you will discover the shower room before entering a large double bedroom with vaulted ceiling.



Retracing your steps to outside, the fully fitted bar has an authentic pub-vibe thanks to original exposed brickwork and oak flooring. Stairs rise to a mezzanine level, a fantastic home office, studio or cinema room – the options are endless. A door from the bar leads onto a decked and enclosed garden where you can enjoy a cocktail or two in the sun. Cheers!

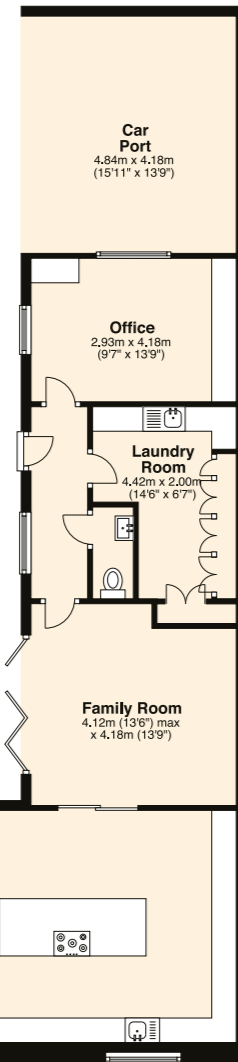
THE FINER DETAILS

Freehold
 Barn converted in 2018
 Self-contained 1 bedroom annexe
 Grade II listed (EPC exempt)
 Conservation area
 South Kesteven District Council. Main house tax band E,
 £2229.30 (2021/22), annexe tax band A £1215.98 (2021/22)
 Gas Central Heating
 Mains electricity, water and sewage

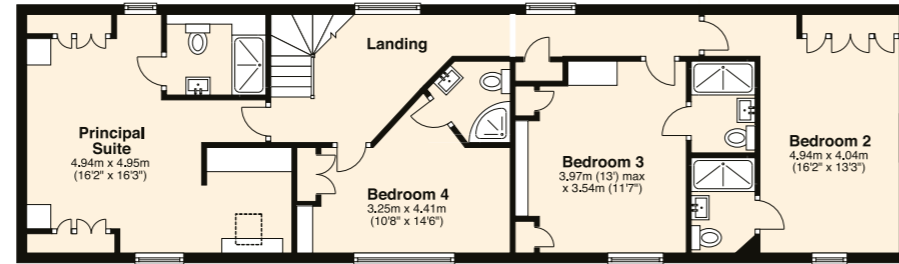
Ground Floor: approx. 156.8 sq. metres (1688.2 sq. feet)
 First Floor: approx. 89.1 sq. metres (958.6 sq. feet)
 Annexe Ground Floor: approx. 58.0 sq. metres (624.2 sq. feet)
 Annexe First Floor: approx. 58.0 sq. metres (624.2 sq. feet)
 Total area: approx. 361.9 sq. metres (3895.1 sq. feet)



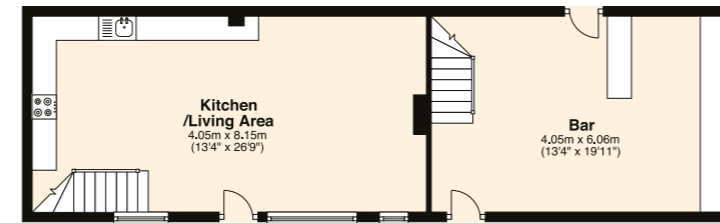
Ground Floor



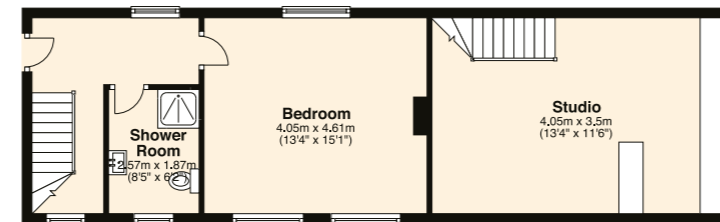
First Floor



Annexe Ground Floor



Annexe First Floor



Not in Actual Position



OUT & ABOUT

The Lincolnshire village of Langtoft lies on the edge of the Fens around 10 miles north of Peterborough and 8 miles east of Stamford. It's also close to Market Deeping and a scattering of delightful market towns offering an extensive range of shops, restaurants, schools and essential amenities.

The Waggon & Horses pub is just a stone's throw from Bramble Barn and serves home-cooked food with a friendly and welcoming atmosphere. The village also hosts a village hall and a Grade I listed church, along with a general store and Post Office.

For schooling, choose from the village primary school with secondary education at Arthur Mellows Village College nearby, alternatively Cophill Independent Day School is a manageable 11-minute drive away. Further options include Stamford Endowed Schools close by and The King's Cathedral School in Peterborough, easily accessed via the A15 with 20 minutes. Here, you'll also find the Railway Station with trains to London King's Cross taking around 49 minutes.

Alternatively, take the A1175 to visit Tallington Lakes Leisure Park (c. 10mins), the famous Georgian market town of Stamford, or Rutland Water for a world of outdoor adventure.

LOCAL INFORMATION

Market Deeping 1.7 miles (4 minutes)

Bourne 6 miles (12 minutes)

Stamford 8 miles (17 minutes)

Peterborough Railway Station 11 miles (20 minutes)



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