



Clandon Barn

Thorpe In The Fallows, Lincoln, LN1 2DR

£550,000

A rare opportunity to purchase a detached barn conversion set within 1 acre of grounds with planning permission to extend and re-develop into a fantastic detached dwelling. Clandon Barn which is a barn conversion set within its own grounds of approx. 1 acre in a rural location with countryside views and offers well-presented living accommodation to briefly comprise of Reception Hall, Shower Room, Bedroom/Sitting Room, Open Plan Living Kitchen Diner, Utility Room and to the First Floor there is an Open Plan Living Space which also gives access to a partly converted area which has the necessary plumbing for a Bedroom and En-suite Shower Room. The barn also has Eco credentials with a ground source heat pump. There are further additional outbuildings with an attached Garage to the front of the plot.

There is Planning Permission for the extension and re-development of Clandon Barn into a substantial detached dwelling - more information and plans are available upon request. Planning Application Number: 140750 (West Lindsey)



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SERVICES

Mains Electricity and Water. Septic Tank. Ground Source Heat Pump.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln north along the A15, passing the Lincolnshire Showground and at the roundabout turn left onto Tillbridge Lane. Continue along Tillbridge Lane for sometime and then turn right where signposted Thorpe in the Fallows. Continue along the track and then turn left at the T-junction, follow the track along and turn left again at the next T-junction onto Thorpe Lane. Continue along Thorpe Lane and the properties can be located on the right hand side.



LOCATION

Thorpe In The Fallows is a hamlet located just off Tillbridge Lane to the north west of Lincoln and is within easy access into Lincoln City Centre. The nearby villages of Saxilby and Sturton by Stow offer a range of local shops and amenities.

ACCOMMODATION

RECEPTION HALL

17' 4" x 12' 7" (5.28m x 3.84m) , with tiled flooring, UPVC double glazed double doors and full height windows to the front and rear elevations and stairs to the first floor.



SITTING ROOM / BEDROOM

17' 1" x 10' 3" (5.21m x 3.12m) , with UPVC double glazed window to the side elevation, feature window to the rear elevation and tiled flooring.

OPEN PLAN LIVING KITCHEN

21' 8" x 17' 1" (6.6m x 5.21m) , with UPVC double glazed window and double doors to the side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven, integral microwave, four ring ceramic hob with extractor fan over and integral dishwasher.

UTILITY ROOM

6' 5" x 6' 2" (1.96m x 1.88m) , with tiled flooring, fitted with a range of wall and base units with work surfaces over, plumbing and space for washing machine and integral fridge freezer.



SHOWER ROOM

6' 2" x 5' 1" (1.88m x 1.55m) , with tiled flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, heated towel rail, fully tiled walls and extractor fan.

FIRST FLOOR

LIVING ROOM

23' 1" x 17' 1" maximum (7.04m x 5.21m) , with UPVC double glazed window to the front elevation, feature windows to the front and rear elevations, banister rail and two radiators.

PART CONVERTED SPACE

22' 1" x 17' 1" (6.73m x 5.21m) , with UPVC double glazed window to the front elevation, two radiators and plumbing for bathroom/en-suite.

OUTBUILDINGS

40' 6" x 17' 7" (12.34m x 5.36m)

GARAGE

17' 6" x 8' 9" (5.33m x 2.67m)





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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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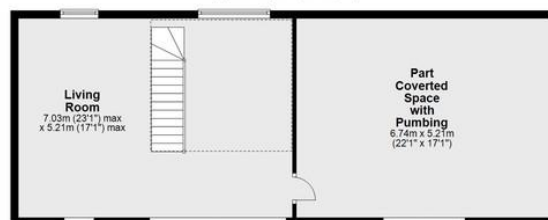
Ground Floor

Approx. 182.9 sq. metres (1845.4 sq. feet)



First Floor

Approx. 88.1 sq. metres (925.8 sq. feet)



Total area: approx. 211.0 sq. metres (2271.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanIt360.

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