



## 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)



## Clandon Barn, Thorpe In The Fallows, Lincoln, LN1 2DR



### **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)



#### WEBSITE

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#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sills and Better Edge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Better Edge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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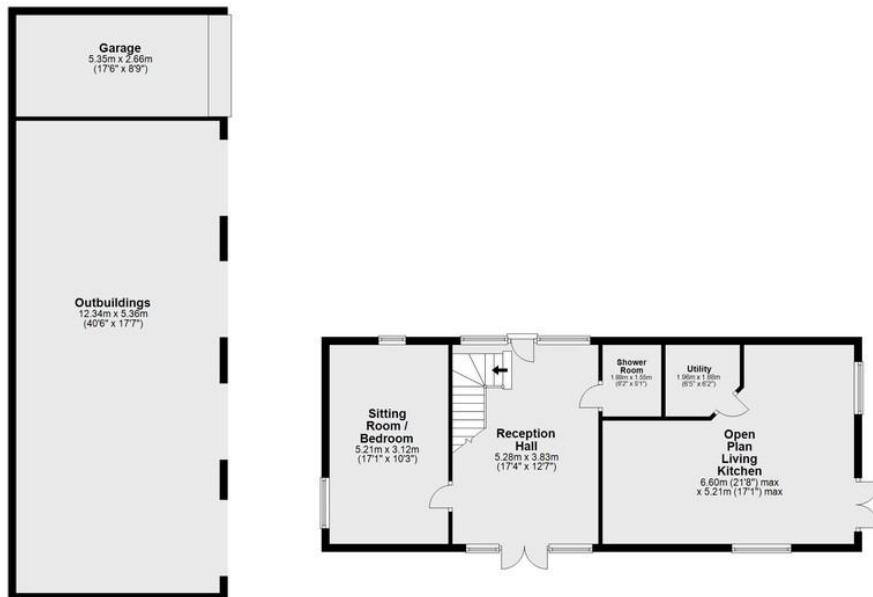
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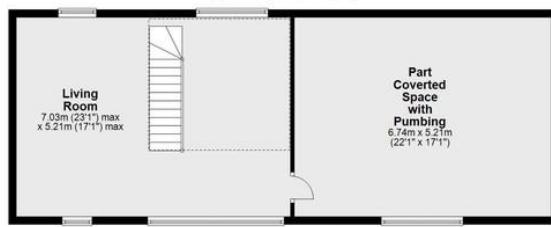




**Ground Floor**  
Approx. 152.9 sq. metres (1645.4 sq. feet)



**First Floor**  
Approx. 58.1 sq. metres (625.8 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 PlanUp

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