

# THE OLD BARN

STOWE



Nestled within the peaceful Lincolnshire hamlet of Stowe stands an exclusive collection of five beautiful homes. Originally a functioning farm barn, The Old Barn was converted in 2004 into a characterful home unlike many others.

Approach the home along a serene private road, parking in the double garage or driveway ahead. A quarry tiled pathway leads to the striking entrance. Set into the space for the original barn doors, double height windows surround the front door to the home creating a facade that cannot be missed.

# STEP INSIDE

Cross the threshold and catch your breath as the character of this unique home makes itself clear.

Raise your eyes to the double height, vaulted ceiling with exposed and inset beams soaring overhead. Original, decorative brickwork gives a further nod to the history within the walls. As your eyes lower, catch a glimpse of the mezzanine landing through its solid oak balustrade. Looking across the airy entrance hallway, French doors to the first of the home's two private gardens gift the space with yet more light.





Follow solid wood flooring through stained-glass panelled double doors into the sitting room. Character abounds courtesy of original loophole windows highlighting the depth of the original barn walls, a wood-burning stove set within a beamed inglenook fireplace. French doors issue light and an invitation to the garden beyond.

Returning across the entrance hallway, discover the dining room. A table for twelve sits comfortably here welcoming the prospect of family celebrations. Exposed brick and inset beams to one wall, original feature windows and an exposed beam overhead fill the room with charm.

An open archway with exposed stone edges and wooden lintel lead past a useful laundry room and a stable door leading to the second, private garden.





## FAMILY FRIENDLY

Moving through, find yourself in the voluminous, double aspect kitchen diner spanned by exposed beams. Underfoot, solid wood is replaced by tiles to the fitted kitchen which includes an island to the centre and houses appliances including a Rangemaster cooker and Belfast sink – the ideal spot from which to pause and admire the garden beyond. A breakfast bar with space for seating makes for sociable, everyday dining.

Beyond, the family living area is light and airy for both dining and relaxing. French doors on both sides of the room make dining al fresco in either garden a breeze.

Off the family room, find a generous study with high ceiling, feature beam and garden view. What a wonderful place to work from home





## SOAK AND SLEEP

Ascend the solid oak staircase from the hallway, admiring the inset beam details as the stairs turn. Arrive on the impactful mezzanine landing within touching distance of original patterns in the exposed brickwork. Soft light reaches here from the double height windows below.



Crossing the landing, three good sized double bedrooms feature high ceilings with sturdy beam details. The first two bedrooms are served by a modern family shower room, providing a calming space to refresh.



To the end of the landing, discover the guest suite – a restful room with its own luxurious bathroom.



# A TRANQUIL SPACE

Tucked away at the far end of the home, find the breath-taking, double aspect principal suite. Capacious and characterful courtesy of the vaulted ceiling and beam details, this room is a sanctuary from the busyness of daily life. From the en suite, the free-standing bath beckons, offering to soak your cares away. Feature windows contrast beautifully with the contemporary finish of this room which is completed with shower, lavatory and wash basin.



# STEP OUTSIDE

With two beautiful walled gardens, outside space is plentiful. The courtyard garden offers a secluded and peaceful sanctuary in which to unwind.



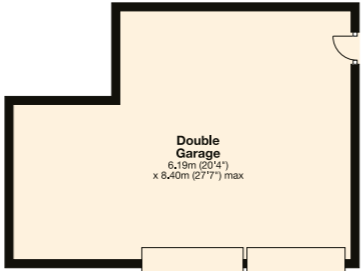
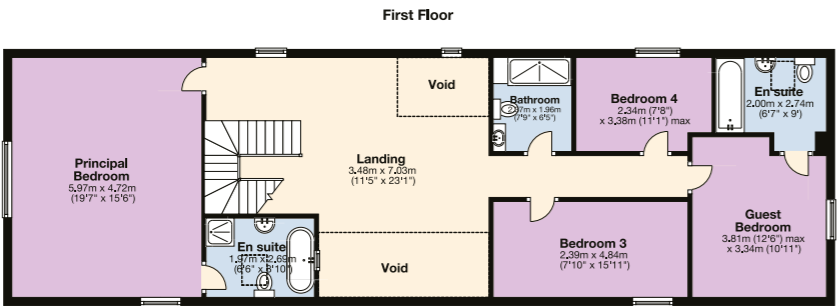
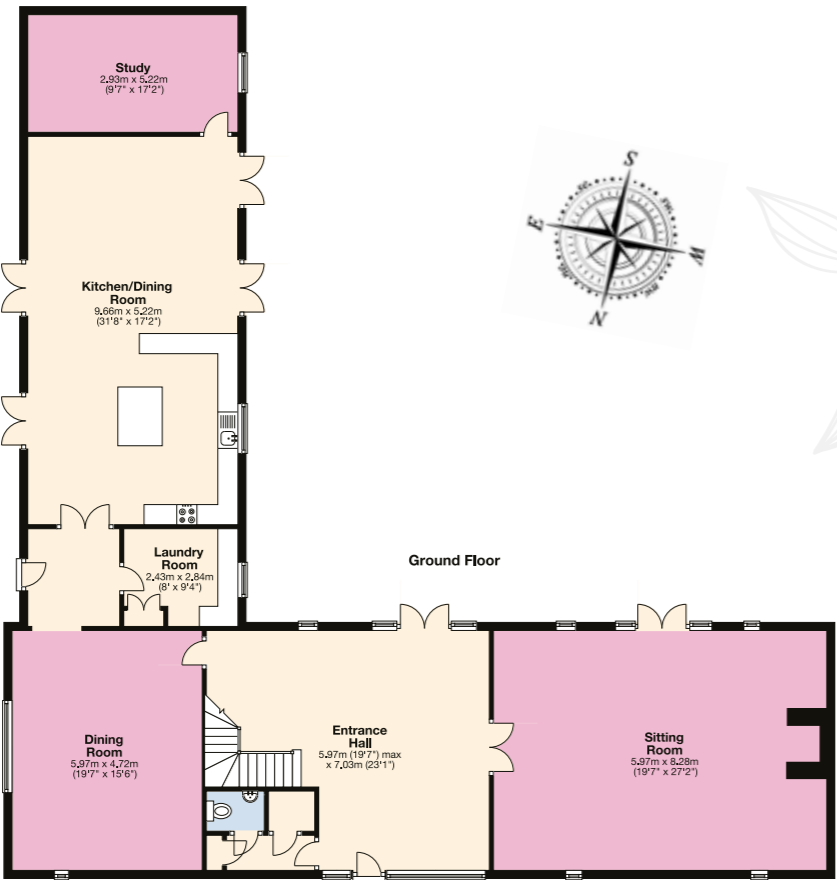
Beautifully landscaped, the second walled garden is laid to lawn with a summerhouse nestled in one corner. With a large terrace area, this garden offers a verdant retreat for quiet moments as well as space for outdoor entertaining.



THE FINER DETAILS

Freehold  
Original barn believed to date back 140 years  
Converted for residential use 2004  
Plot approx. 0.23 acre  
Oil central heating  
Mains electricity and water  
Septic tank  
Part of Stowe Farm Mgt Ltd  
(c. £65 pcm for shared areas including septic tank)  
South Kesteven District Council,  
tax band G  
EPC rating D

Ground Floor: approx. 200.7 sq. metres  
(2160.6 sq. feet)  
First Floor: approx. 120.6 sq. metres  
(1297.9 sq. feet)  
Garage: approx. 45.8 sq. metres  
(492.9 sq. feet)  
Total area: approx. 367.1 sq. metres  
(3951.4 sq. feet)



NOT IN ACTUAL POSITION



NEAR AND FAR

The Old Barn is one of a small collection of exclusive and unique barn conversions, surrounded by stunning open countryside.

The hamlet of Stowe sits one mile equidistant from the pretty villages of Greatford, Langtoft and Barholm where you will find the very popular Five Horseshoes pub. In Langtoft there is a Post Office, village shop, hairdresser and pub. The village hall is very active alongside the Grade 1 listed church, St Michael and All Angels.

Countryside walks are plentiful, while watersports fans are well served at Tallington Lakes nearby. With Market Deeping just 3 miles away and Stamford accessible in 10 minutes, there is a wider choice of shops and eateries within easy reach.

For schooling, families are well served with village primary schools in Langtoft, Bourne, Uffington and Market Deeping as well as Cophill Independent Day School. For secondary education, Bourne Grammar, the Stamford Endowed Schools and Peterborough's The King's Cathedral School are close by.

Commute with ease – Peterborough Railway Station is only 20 minutes away from where London King's Cross can be reached in under an hour.

LOCAL INFORMATION

- Market Deeping 3 miles (7 minutes)
- Bourne 6 miles (13 minutes)
- Stamford 6.5 miles (15 minutes)
- Peterborough 12 miles (22 minutes)

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