

MANOR FARM BARN

LENTON

Immerse yourself in the heart of nature, away from the hustle and bustle and rediscover rurality at Manor Farm Barn, an exclusive and all-encompassing countryside haven in the hamlet of Lenton.



SECLUDED RURAL RETREAT

Escape the rat race and seek solitude and solace at Manor Farm Barn, an awe-inspiring home, where modern and traditional meet to redefine the term 'barn conversion'. Nestled in the heart of the Lincolnshire countryside, for those who value peace and privacy above all else, Manor Farm Barn is a rural refuge.

Dating back to 1887, Manor Farm Barn was converted in 2015, and is approached along a sweeping driveway. Plenty of parking is available at Manor Farm Barn, with an attached double garage.



A BREATHTAKING ARRIVAL

Stepping into the entrance hallway, underfloor heating warms the handsome Italian limestone tiles, running throughout the ground floor both indoors and out, for a seamless transition to the garden, blurring the boundaries between outdoors and in.

Views greet you instantly as you enter Manor Farm Barn, from the enormous, angled windows of the light and airy, double height garden room directly ahead, setting the scene for a home in constant connection with nature and the outdoors. Pushing out towards the garden and countryside, the full height windows overlook the peaceful reflection pool outside. Doors open to either side of this room, out onto the terrace.



WINE AND DINE

Opening up from the garden room is a spacious reception room currently serving as a formal dining room. With access out through French doors onto the Italian limestone terrace and rural vistas to both sides, this airy and light room is ideal for social gatherings; perfect as a second sitting room or cinema room.

Follow the easy flow of this home through into the breakfast room, where incredible rustic beams extend overhead, and views extend over the golden gravel driveway to the rear.



Feast your eyes on the kitchen, opening up from the breakfast room in contemporary fashion and brimming with storage, predominantly comprising of wide, easy open-close drawers. Appliances include a Samsung double oven, microwave and plate warmer, with Neff induction hob. Family and friends will gravitate towards the capacious central island, making this space the heart of the home. Offering a seamless transition from indoor feasting to al fresco dining, bifolding doors open to the rear terrace, where the limestone flooring extends.

Ponder the practical accoutrements of life at Manor Farm Barn, a home cleverly designed to offer sociable spaces while being well equipped for day to day life. A sizeable laundry room, plumbed for washer and dryer, and a rear porch with utility-boot room containing plumbing for washer-dryer and a sink, and a downstairs lavatory, can be discovered beyond the kitchen. Beyond, there is handy access to the spacious garage.



WHEN SLUMBER CALLS

Encased in glass, limestone tiled stairs lead from the kitchen up to the first-floor landing, also serving as a reading area, awash with light from the Velux windows above and overlooking the kitchen below.

Step down into the first bedroom suite, passing through a walk-through wardrobe with feature lighting, into the main bedroom. Large and light, an arched window frames rural views. Freshen up in the en suite wet room shower which also doubles as a sauna. There is also a wash basin, heated towel radiator and lavatory.



DESIGNED FOR LIFE

Returning to the garden room, explore the wing to the right of Manor Farm Barn. Firstly, discover the sitting room, where long planks of engineered oak flooring emphasise the length of the room, beneath exposed trusses above. Infusing warmth is a stunning central log burner, imported from France. Bifolding doors offer instant access to the broad patio.



Beyond, discover a spacious double bedroom on the right, with French doors leading out to the garden and where mirrored doors conceal wardrobe storage and a hidden entrance to a luxuriously sized en suite. Tiled underfoot, a large vanity unit wash basin accompanies a lavatory, freestanding bathtub, heated chrome towel radiator and separate shower.



An inner hallway connects the guest suite to a further reception room, a light, open plan living area with French doors connecting to the terrace. Raise your eyes to the double height, vaulted ceiling with exposed beams soaring overhead. Original, decorative brickwork gives a further nod to the history within the walls.

Consider the potential of this room – a large home office, a teenagers' snug, or perhaps create a self-contained living space for a dependent relative.





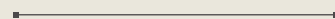
MOMENTS OF CALM

From here, step down to an inner lobby, with access to stairs to the right and onward, ahead, where a beautifully tiled bathroom features a stunning, double ended freestanding bath, perfect for soaking away your aches. Throughout the home, the bathrooms are furnished with high quality Crosswater fittings alongside Porcelanosa and Mandarin Stone ceramic, glass and travertine tiles.

With alcove storage, vanity unit wash basin, lavatory and mirrored cabinet, this elite bathroom is refreshingly styled.

At the end of this inner hallway is a second double bedroom, spaciouly sized and looking out over the garden through windows on two sides.

From the inner lobby, ascend the stairs to arrive at the first-floor mezzanine landing, leading to another guest bedroom. A large shower cubicle features in the en suite, alongside a chrome heated towel radiator, wash basin and lavatory, whilst large Velux windows draw in the light. Sleep tight in this spacious bedroom, with fitted wardrobes, exposed beams and extensive countryside views.





REFLECT AND RELAX

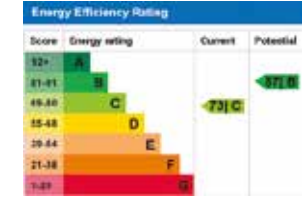
Set upon approximately 1.25 acres, Manor Farm Barn features a wide expanse of landscaped gardens with lawns and well-stocked borders filled with colour and fragrance to the front and side of the home, cocooning the home in greenery and year-round interest. To the rear, the courtyard plays host to an elegant reflection pool flowing into a rill, surrounded by limestone patio and manicured gravel garden, interspersed by formal topiary planting, and boundless views out over the surrounding Lincolnshire countryside. The perfect backdrop for relaxation.



THE FINER DETAILS

- Freehold
 - Detached
 - Stone barn dates back to 1887
 - Converted in 2015
 - Plot approx. 1.25 acres
 - Oil central heating
 - Underfloor heating
 - Solar panels
- Mains electricity and water
 - Sewage treatment plant
 - Double garage with EV charging point
 - South Kesteven District Council, tax band G
 - EPC rating C

Ground Floor: approx. 331.2 sq. metres (3564.5 sq. feet)
 First Floor: approx. 295.8 sq. metres (3183.5 sq. feet)
 Total area: approx. 627 sq. metres (6748.9 sq. feet)



ON YOUR DOORSTEP

Embrace the peace and tranquility of the countryside at Manor Farm Barn, a true rural retreat, nestled on the cusp of the quiet hamlet of Lenton, home to St Peter's Church.

A historic hamlet, Lenton lies just a short drive away from the market town of Grantham, which is well supplied with a wide choice of amenities including restaurants, cinema complex and sports centre. It is home to well regarded grammar schools Grantham Girls' School and The King's School.

Commuters can pick up connections to London's King Cross from Grantham Railway Station. Alternatively, the A1 is easily accessible from Manor Farm Barn, connecting commuters and daytrippers to the North and South with ease.

LOCAL DISTANCES

- Grantham 11 miles (21 minutes)
- Stamford 17 miles (36 minutes)
- Peterborough 25 miles (48 minutes)
- Nottingham 35 miles (1 hour 7 minutes)
- Leicester 40 miles (1 hour 14 minutes)



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