



BY DESIGN

The Matings

Ashby De La Launde, Lincoln LN4 3JF



Impressive barn conversion with equestrian facilities, enjoys an idyllic rural gated position

This impressive barn conversion with equestrian facilities enjoys an idyllic rural gated position on the outskirts of Ashby De La Launde. The home offers a versatile interior, ideal for multi-generational living, infused with character and exposed features. Externally, the grounds, totalling 2.5 acres, include a paddock, three stables, tack room, double garage, and far-reaching views.









Accommodation

Upon entering this superb barn conversion, you are welcomed by a spacious hallway with access to both the living and bedroom accommodations. From here, doors provide access to the well-appointed kitchen with a central island and views towards the stables and paddock—an essential feature for horse lovers. The dining room is located adjacent to the kitchen via double doors, creating a central hub of the house. Stairs rise to the first floor from here, and doors provide access to the sitting room, with its vaulted ceiling and central wood-burning stove featuring a full-height chimney breast, adding to the appeal of this wonderful home. A family room complements the living accommodation and enjoys garden views. The ground floor is further enhanced by two en-suite bedrooms, located in alternative wings, a spacious utility room, a guest cloakroom/wc, and a storage cupboard. The two first-floor bedrooms both enjoy far-reaching views and have en-suite shower facilities, giving this property endless possibilities, including multi-generational living.

The Maltings occupies an idyllic rural position where far-reaching views provide the perfect backdrop. The property is accessed via a spacious gated gravel driveway, ideal for multiple vehicles and features a detached double garage. The front of the property is further enhanced by a selection of native shrubs and trees. The rear of the property boasts a raised decked sitting area and lawned gardens. Additionally, the property includes three stables, a tack room, and a well-fenced paddock of approximately two acres.











Location & services

Ashby De La Launde is a rural village approximately 12 miles south of Lincoln and about 7 miles north of Sleaford. Sleaford, a charming market town, boasts an excellent range of shops and facilities, including the highly regarded Carre's Grammar School. For those willing to venture a bit further, Kesteven and Grantham Girls' School and The King's School (for boys) await about 20 miles to the west in Grantham. In Lincoln, you'll find The Priory Academy, Sir Robert Pattinson Academy, and North Kesteven Academy. In the independent sector, the co-educational Lincoln Minster Schools are renowned for their exceptional quality of education. The property is also located within easy reach to equestrian centres Arena Uk, Caythorpe and Sheepgate.

The nearby city of Lincoln holds great historic interest, with its castle and cathedral proudly standing on top of the hill. It offers everything you would expect from a vibrant city, including the quaint Bailgate shopping area and a train station with direct services to London and elsewhere. Newark and Grantham also have frequent train services to London Kings Cross (80 minutes and 60 minutes, respectively).

Services: Mains electricity, mains water and Biodisc Klargester septic tank system

Heating: Oil central heating, underfloor heating with zoned thermostat

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: E | Epc Rating: C | Sat Nav: LN4 3JF









THE MALTINGS HEATH ROAD

GROUND FLOOR = 171.8 SQ M/ 1849.4 SQ FT

FIRST FLOOR = 57.7 SQ M/ 620.7 SQ FT

GARAGES = 31.7 SQ M/ 341.4 SQ FT

OUTBUILDINGS = 49.2 SQ M/ 530.1 SQ FT

TOTAL = 310.4 SQ M/ 3341.6 SQ FT





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National audience

local knowledge