



BY DESIGN

Granary Barn

Sleaford Road, Navenby, Lincoln, Lincolnshire, LN5 0AT

An award-winning Grade II Listed conversion

Granary Barn is a wonderful, award-winning Grade II listed conversion, situated in a semi-rural position on the edge of the Blankney Estate, surrounded by woodland and open countryside. The impressive internal accommodation spans 3100 sq ft and boasts character and original features throughout, including exposed brick and stonework, allowing the new owners to move in, relax and enjoy. Externally, the property enjoys a generous and fully enclosed plot comprising front and rear gardens, totalling nearly 0.4 acres. Additionally, open barn-style garaging provides private parking.











Accommodation

The bright and spacious living accommodation enters via a hallway, where a door accesses the well-appointed guest cloakroom/wc. The open-plan kitchen, dining, and living space is a notable feature, with dual-aspect views and doors opening onto the front and rear gardens, with well-appointed utility room off. The quality kitchen with a central island enjoys granite work surfaces, built-in appliances and Quooker hot water tap.

There is a spacious sitting room with a wood-burning stove opens onto a patio area and rear garden, which enjoys open views overlooking neighbouring fields. The ground floor accommodation is further complemented via a flexible and versatile room, ideal for multi-generational living. Originally a bedroom with its own shower room/wc, it is currently used as a playroom by the current owners.

The first floor offers four well-proportioned and spacious bedrooms. The primary suite and guest bedrooms enjoy en suite shower rooms, while bedrooms three and four share the four-piece family bathroom. All bedrooms feature vaulted ceilings with exposed trusses and beams, fitted wardrobes and wooden flooring.

Outside, the property enjoys a generous and fully enclosed plot comprising front and rear gardens, which includes an area of the adjoining walled gardens, totalling nearly 0.4 acres. Additionally, open barn-style garaging provides private parking as does allocated parking spaces.







Location & services

The centre of Navenby, located around two miles from the property, is a picturesque village nestled on the A607, is located approximately 10 miles south of Lincoln. It stands as one of the larger cliff villages, that gracefully spans the heart of Lincolnshire from north to south. For those looking to explore the region, Newark-on-Trent in Nottinghamshire is located 15 miles to the southwest, while Sleaford is 10 miles to the southeast, and Grantham stretches 16 miles to the south. With efficient transport connections, it's well-suited for commuters, offering an 80-minute train ride to central London from Newark and a 60-minute journey from Grantham.

The charming village of Navenby offers a variety of shops and businesses, including the esteemed Welbourne's Bakery, a cornerstone of artisanal baking in the county. The village also boasts two cosy pubs, The Lion & Royal and The King's Head, along with The Old Filling Station, serving an array of delectable treats. Navenby spans the Viking Way, offering enchanting countryside walks steeped in local history.

For families, Navenby is ideally located to offer exceptional educational opportunities. The Navenby C of E Primary School is conveniently located in the centre of the village. Secondary education options abound in the area, including the well-regarded Sir William Robertson Academy, just 3 miles away in Welbourn. Sleaford, a short 10-mile journey to the southeast, offers Carre's Grammar School, and Kesteven & Sleaford High School (for Girls). For those willing to venture a bit further, Kesteven and Grantham Girls' School and The King's School (for boys) await about 16 miles to the south in Grantham. In Lincoln, just 9 miles to the north, 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.

Services: Mains electricity, water, oil (zoned underfloor to the ground floor) and bio treatment plant

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: E | Epc Rating: C | Sat Nav: LN5 0AT



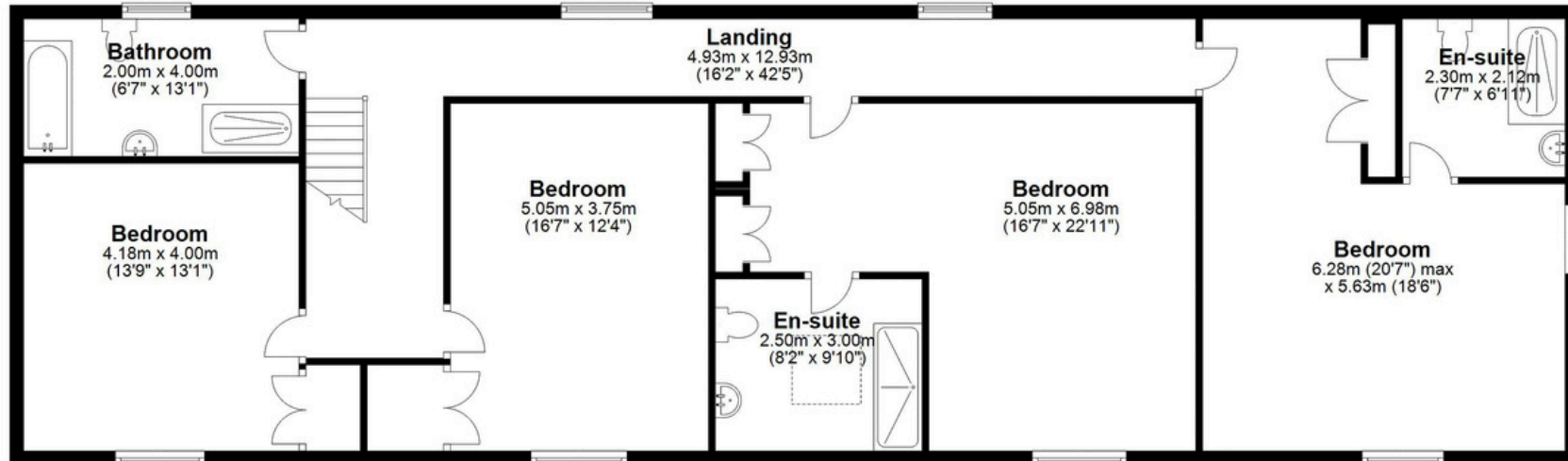
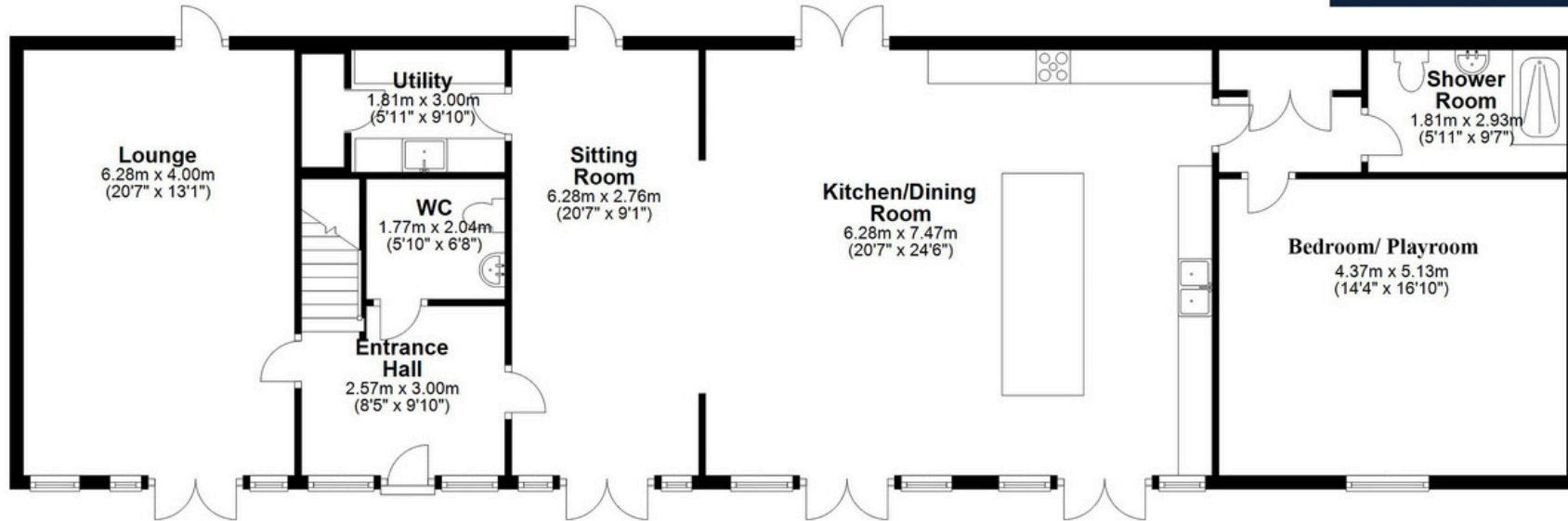






GRANARY BARN NAVENBY

GROUND FLOOR = 143.0 SQ M/ 1539.5 SQ FT
 FIRST FLOOR = 143.0 SQ M/ 1539.5 SQ FT
 TOTAL = 286.0 SQ M/ 3079 SQ FT





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National audience

local knowledge