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Highfield Barn, Overgate Road, Swayfield

Lincolnshire NG33 4LG

2 Bedrooms, Barn Conversion

Offers Over £360,000



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Features

**GUIDE PRICE £360,000-
£375,000**

Converted Barn

Sought after Village Location

Two Double Bedrooms

En suite and Family Bathroom

**Spacious open plan sitting room with
dining area**

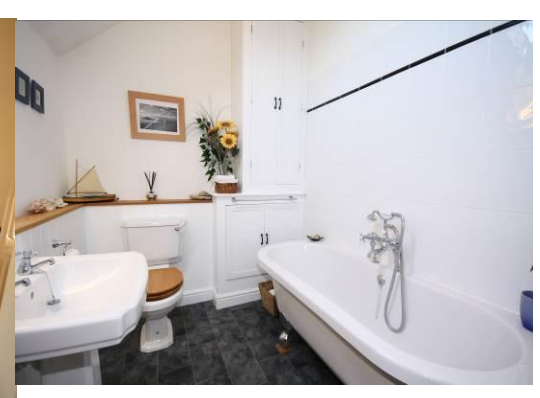
Country style Kitchen-Breakfast

Garden with Countryside Views

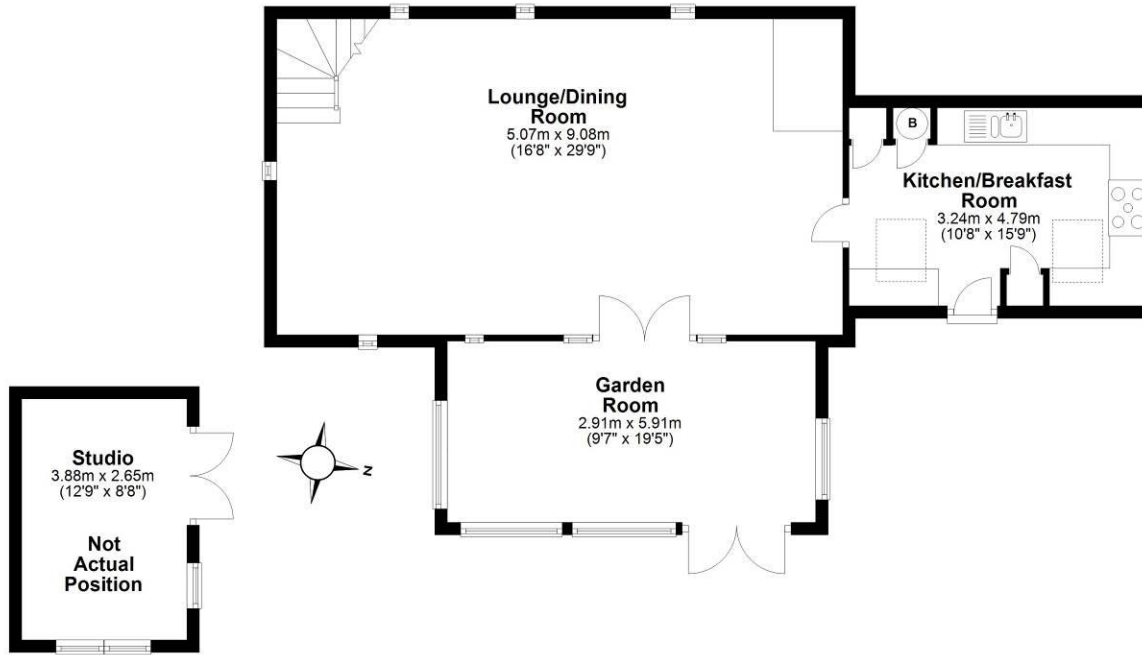
Converted around 12 years ago, Highfield Barn has been greatly loved by its current owners and improved by adding a beautiful day room overlooking the garden with underfloor heating and exposed stone wall, spacious open plan sitting room with dining area, oak flooring, wood burner and withholding original Arrow Slit windows throughout the property. Drop down into a well-appointed breakfast Shaker Style kitchen with range style oven and tiled floor and ample storage from base and eye line units. There is a stable door which exits to a seating area, ideal for alfresco dining.

From the dining area there are stairs leading up to the first floor landing, again with arrow slit windows. The current owners have made use of this space by making a cosy study area. There are two spacious bedrooms, guest with en-suite shower room and built in wardrobes, spacious main bedroom with built in wardrobes located next to the family bathroom with roll top bath.

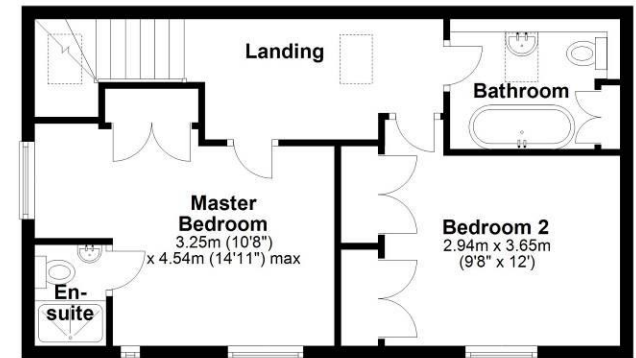
Outside- Highfield Barn is hidden away in this idyllic setting, accessed by a joint drive to Highfield House. On entering through newly fitted private double wooden gates, the first thing you see are the wonderful views of the field with horses grazing. The gravelled drive directs you to the parking area for several cars. There is a short stone wall enclosing a seating area, and looking across the garden which is mainly laid to lawn with two mature fruit trees, flower border and a purpose-built log store. There is a winding path to the studio, used for both music and art.



Ground Floor
Approx. 89.9 sq. metres (968.2 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.5 sq. feet)



Total area: approx. 136.3 sq. metres (1466.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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Important we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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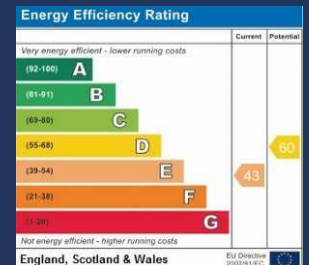
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