



Dairy Farm, Allington Lane, Barrowby Vale,
Grantham, Lincolnshire, NG32 1ED

Guide Price £795,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this fantastic equestrian facility incorporating a tastefully refurbished former farm house and gardens, with an extensive range of paddocks and outbuildings the total plot extending to approximately 8.6 acres, with ample parking for horseboxes, trailers etc.

This unique period home offers a considerable level of versatility and provides up to five bedrooms and two bathrooms, four receptions and a well proportioned main kitchen with generous utility and ground floor cloakroom off.

Within the house there is a second kitchen and this area of the home has been utilised in the past for extended families as it provides almost separate annexe style facilities, perfect either for teenagers, dependent relatives or in its current guise has been used as a short-term tenanted property providing additional income.

The property is tastefully presented throughout and has been sympathetically modernised, offering attractive timber casement double glazed windows, oil fired central heating, contemporary fixtures and fittings and neutral decoration throughout.

One of the main selling points of this property is its stunning level plot in a semi-rural setting but still located within easy reach of the wealth of amenities of Grantham and the nearby villages of Allington and Bottesford.

The property offers two entrances with initial parking directly to the front of the house, electric gated access leads onto a sweeping driveway which arrives at the rear of the property.

The formal gardens are mainly laid to lawn but well stocked with established trees and shrubs and lead on to level grass paddocks.

This fantastic equestrian opportunity has post and rail paddocks, an all weather floodlit arena and a fantastic American barn with Cheval internal stabling, currently laid out as seven stalls with automatic water troughs, tack

room, hay store and wash bay with a solarium. This could also provide potential for additional income from liveryes.

The property is located close to Arena UK, with local bridleways and is situated within the Belvoir and South Notts hunt country.

Overall the only way to truly appreciate the location, features and accommodation on offer is by internal inspection.

Barrowby is a thriving village well equipped with local amenities including a primary school, public house, local shop and butchers. The village lies close to the A52 and A1 providing good road access and is a short drive from the market town of Grantham from where there are trains to Kings Cross in just over an hour. There are also excellent shopping facilities in Grantham and grammar schools.

UPVC DOUBLE GLAZED FRENCH DOORS GIVE ACCESS INTO:

CONSERVATORY / ENTRANCE

10'11 x 10'9 (3.33m x 3.28m)

Having quarry tiled door, UPVC double glazed side panels with opening toplights and double glazed gable end, central heating radiator, a pair of oak glazed doors leading through into:

SITTING ROOM

23'3 x 15'2 (7.09m x 4.62m)



A well proportioned reception large enough to accommodate both living and dining areas, the focal point of the room is the chimney breast with slate hearth, solid fuel stove and exposed brick back, alcoves to the side, deep corniced ceiling and deep skirting, two central heating radiators, double glazed timber casement window to the front, oak door through to the annexe and further door to:

STUDY

13'4 x 7'8 (4.06m x 2.34m)



A walk-through reception currently utilised as a home office, having oak flooring, built in understairs cupboard, central heating radiator, double glazed timber casement window to the front and door to:

SNUG / FAMILY ROOM

14'8 x 13'3 max (4.47m x 4.04m max)



A versatile reception flooded with light having double glazed French doors and windows overlooking the garden, oak flooring, two central heating radiators, access to the staircase with useful storage beneath, glazed double doors leading through into:

BREAKFAST KITCHEN

17'5 x 13'1 (5.31m x 3.99m)



A well proportioned room having part pitched ceiling with exposed timbers and being fitted with a generous range of wall, base and drawer units, larder unit providing an excellent level of storage and also housing Neff fan assisted oven with combination microwave above, complementing central island unit, butcher's block preparation surface with Neff induction hob, resin one and a third bowl sink and drainer unit, integrated wine cooler and dishwasher, space and plumbing for American style fridge freezer, two central heating radiators, double glazed timber casement windows and French doors leading out into the garden.



UTILITY ROOM

13'6 max x 9'9 max (4.11m max x 2.97m max)

A well proportioned room having wall and base units complementing the kitchen, butcher's block effect laminate preparation surface with inset stainless steel one and a third bowl sink and drainer unit, plumbing for washing machine, space for tumble drier and additional under counter appliances, central heating radiator, part pitched ceiling with inset skylight, access to loft space, UPVC double glazed window and exterior door. An oak door leads through into:

CLOAKROOM

5'0 x 3'5 (1.52m x 1.04m)

Having close coupled wc, wall mounted wash basin, pitched ceiling with inset skylight.

RETURNING TO THE FAMILY ROOM AN OAK DOOR GIVES ACCESS INTO THE STAIRWELL WITH STAIRCASE RISING TO THE FIRST FLOOR:

SPLIT LEVEL LANDING

Having central heating radiator, pitched ceiling with access to loft space, exposed timbers and skylight, oak door to:

BEDROOM 3

12'5 x 10'8 excl w/robe (3.78m x 3.25m excl w/robe)



A well proportioned double bedroom having pleasant aspect into the garden, fitted wardrobes with sliding door fronts, central heating radiator, part pitched ceiling with exposed timbers, two double glazed windows to the front.

FAMILY BATHROOM

9'6 x 7'0 (2.90m x 2.13m)



Appointed with a double ended panelled bath with wall mounted shower and glass screen, vanity unit with granite surface and inset wash basin, close coupled wc, central heating radiator, combination towel radiator, pitched ceiling with exposed purlin, double glazed window.

From the initial landing a step leads up to:

INNER LANDING

11'5 x 5'5 max (3.48m x 1.65m max)

Having oak doors to:

BEDROOM 1

16'9 x 13'2 (5.11m x 4.01m)



A well proportioned double bedroom with walk-in dressing room off, part pitched ceiling, central heating radiator, double glazed window overlooking the garden and door to:

WALK-IN DRESSING ROOM

8'4 x 7'2 (2.54m x 2.18m)

A useful room ideal as a walk-in dressing room alternatively could provide potential to create ensuite shower room, having high part pitched ceiling with skylight, access to loft space.

BEDROOM 2

13'5 max x 11'1 (4.09m max x 3.38m)



A further double bedroom having aspect overlooking the garden, chimney breast with attractive cast iron fireplace and alcove to the side, central heating radiator, double glazed window.

POTENTIAL ANNEXE

Attached to the main dwelling is a fantastic annexe style facility which could be incorporated into the main house but currently utilised as a short term let providing additional income.

A WOODGRAIN EFFECT GRP ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

STORM PORCH

4'5 x 3'10 (1.35m x 1.17m)

Having double glazed windows to the side and multi-pane door leading through into:

SITTING ROOM

12'11 x 10'11 (3.94m x 3.33m)



Having aspect to the front, the focal point is a chimney breast with oak effect fire surround and mantle, coal effect electric fire and alcoves to the side, coved ceiling, central heating radiator and double glazed window to the front.

BREAKFAST KITCHEN

11'6 x 11'0 (3.51m x 3.35m)



Appointed with a generous range of wall and base units, butcher's block effect laminate preparation surfaces with inset stainless steel one and a third bowl sink and drainer unit. Integrated appliances include single oven with

induction hob over, plumbing for washing machine, space for free standing fridge freezer, room for small breakfast table, coved ceiling with inset downlighters, central heating radiator, double glazed timber casement window to the front. A multi-pane door gives access into:

STUDY

7'0 x 6'10 (2.13m x 2.08m)

Large enough to accommodate a small study area and having UPVC double glazed French doors, central heating radiator and open doorway leading through into the kitchen.

UTILITY / CLOAKROOM

7'4 x 4'7 (2.24m x 1.40m)

A dual purpose room providing utility space with plumbing for washing machine, housing the pressurised hot water system and also having close coupled wc, wall mounted wash basin, tiled floor and splashbacks, double glazed window to the front.

Returning to the study area a further multi-pane door gives access through into:

INNER HALLWAY

8'6 x 8'0 (2.59m x 2.44m)

Having spindle balustrade turning staircase with useful alcove and storage beneath, central heating radiator and internal door giving access through to the main house.

FIRST FLOOR GALLERIED LANDING

Large enough to provide a small seating or study area, double glazed window overlooking the garden.

BEDROOM 4

9'3 x 12'0 (2.82m x 3.66m)



A double bedroom having aspect to the front, chimney breast with alcoves to the side, central heating radiator.

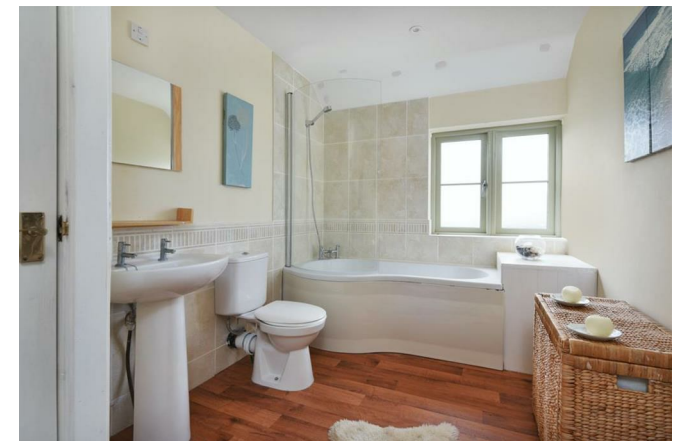
BEDROOM 5

8'2 x 7'6 (2.49m x 2.29m)

Ideal as a child's single bedroom and having central heating radiator, double glazed timber casement window to the front with pleasant aspect across fields.

BATHROOM

11'2 x 7'2 (3.40m x 2.18m)



A well proportioned room having shower bath with

chrome mixer tap and integrated shower handset, glass screen, close coupled wc, pedestal wash basin, contemporary towel radiator and additional central heating radiator, built in airing cupboard, double glazed window to the front.

EXTERIOR



There is no doubt one of the main selling features of this fascinating home is its stunning plot which extends to approximately 8.6 acres, comprising initial formal gardens adjacent to the main house which lead on to a wonderful equestrian facility with well laid out paddocks, arena and high quality stabling.



In addition the property benefits from two driveways with gravel driveway immediately to the front of the farmhouse but with the main electric gated access off the lane, sweeping round to the arena and American barn, providing considerable off road parking for horseboxes and trailers and which returns to the rear of the property where there is additional car standing.



FORMAL GARDENS



The main formal gardens are laid to lawn but well stocked with established trees and shrubs, screened from the lane behind established hedging, paved terrace with timber pergola linking back into the kitchen. Attached to the property is a brick and pantile:





WORKSHOP

14'5 x 8'7 (4.39m x 2.62m)



Having pitched roof with exposed timbers, power and light and additional parking area to the side.

OUTBUILDINGS

There is also an array of outbuildings including substantial:

GARAGE / WORKSHOP

28'9 x 18'11 (8.76m x 5.77m)



Providing secure car parking or workshop space, having pitched roof, power and light. This building could also offer the potential for conversion, subject to any necessary planning.

TIMBER STABLES

Located adjacent to the garage and having covered storage area to the rear.

AMERICAN BARN

57'0 x 35'0 (17.37m x 10.67m)



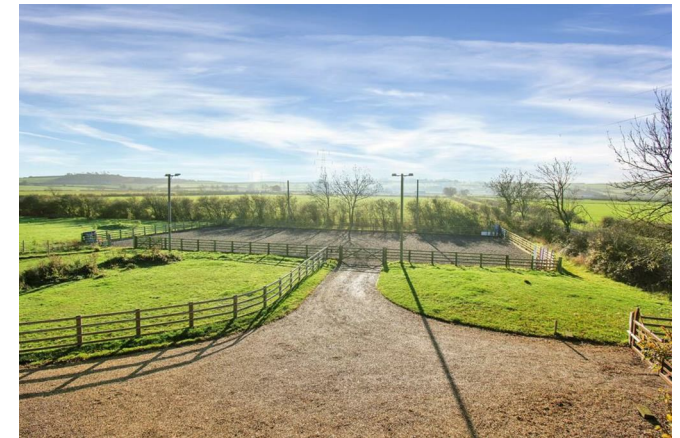
A fantastic high quality building offering over 2000 sq ft of

space and having access to both the front and rear. Having Cheval internal stabling and currently providing seven stables each with their own automatic water troughs, tack room and feed storage as well as a wash bay with a solarium.



MENAGE

147'7" x 82'0" (45m x 25m)



A larger than standard all-weather floodlit arena.

PADDOCKS



To the rear of the barn is a level paddock sectioned off into useful parcels of grass, also encompassing an enclosed area with established pond creating an additional interesting feature and a haven for wildlife.



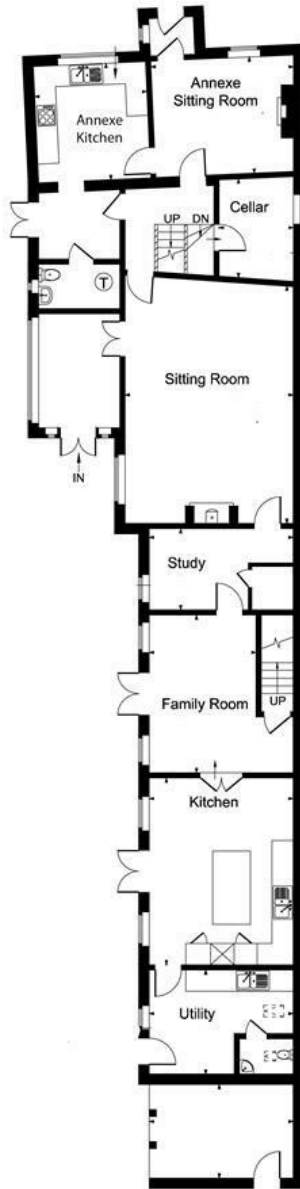
COUNCIL TAX BAND

South Kesteven - Tax Band E.

PROMAP

It should be noted that the attached plan is for guidance only and exact boundaries should be confirmed before agreeing a sale.

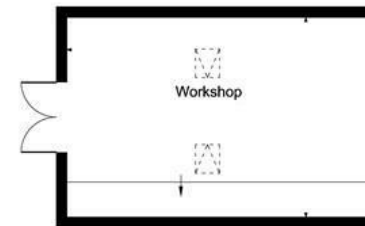
The Dairy Farm, Barrowby Vale
Approximate Gross Internal Area
 Main House = 216 sq.m/2325 sq.ft
 Annexe = 51 sq.m/553 sq.ft
 Workshop = 49 sq.m/531 sq.ft
 Barn = 187 sq.m/2010 sq.ft
 Stables = 26 sq.m/276 sq.ft
 Total = 529 sq.m/5695 sq.ft



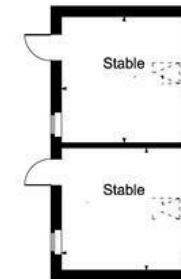
Ground Floor



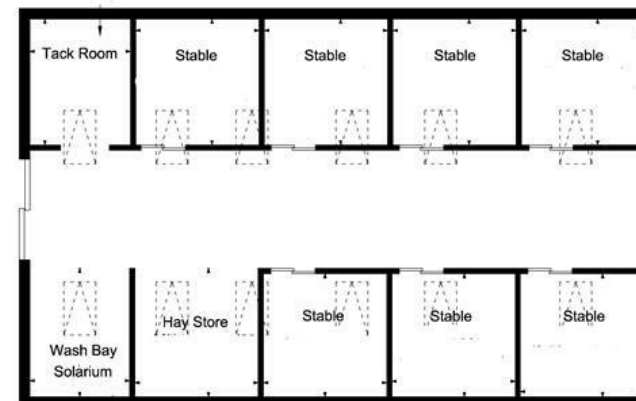
First Floor



Workshop

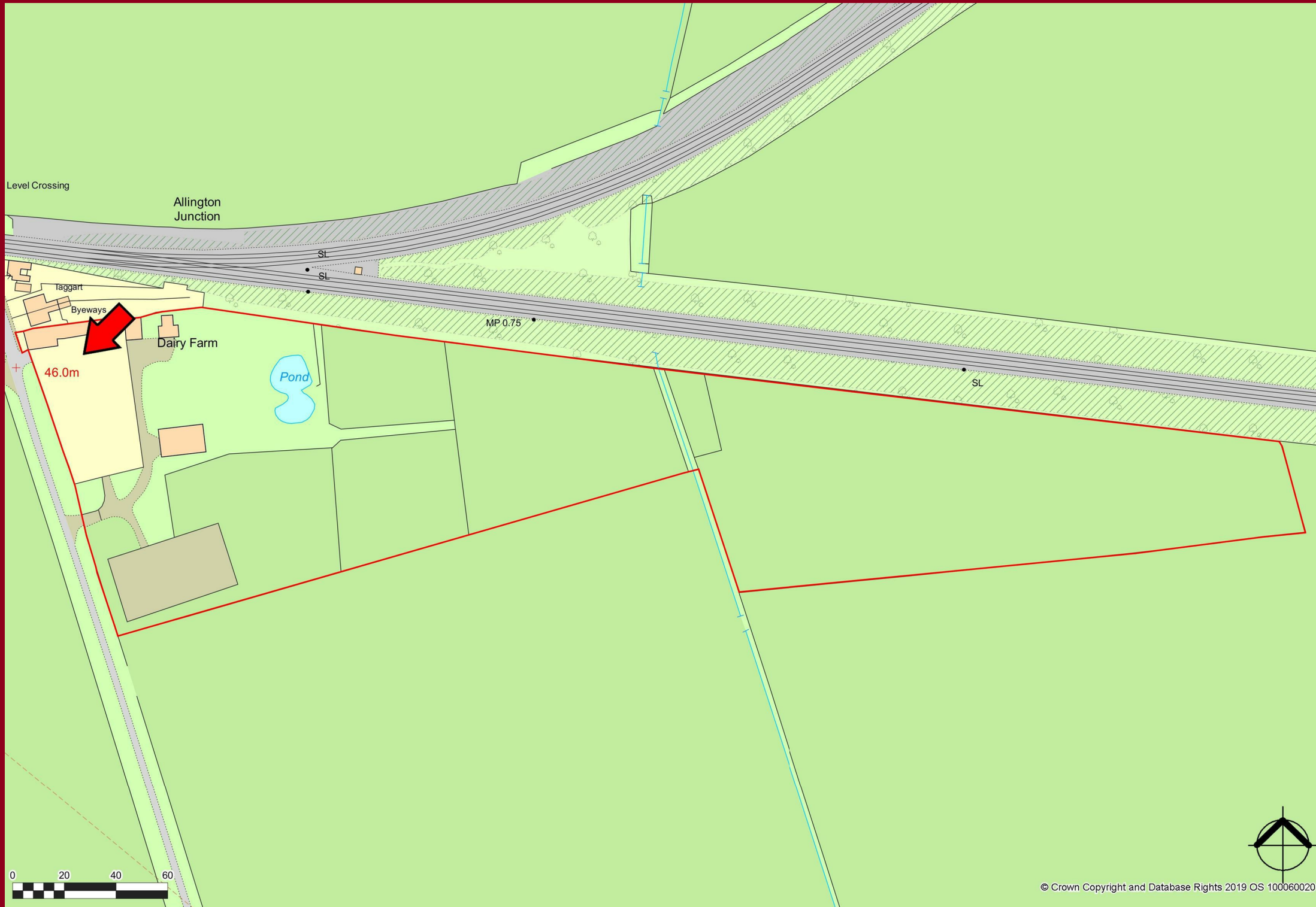


Stables



Barn

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2020





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers