



Manor Farm Barn  
Frieston

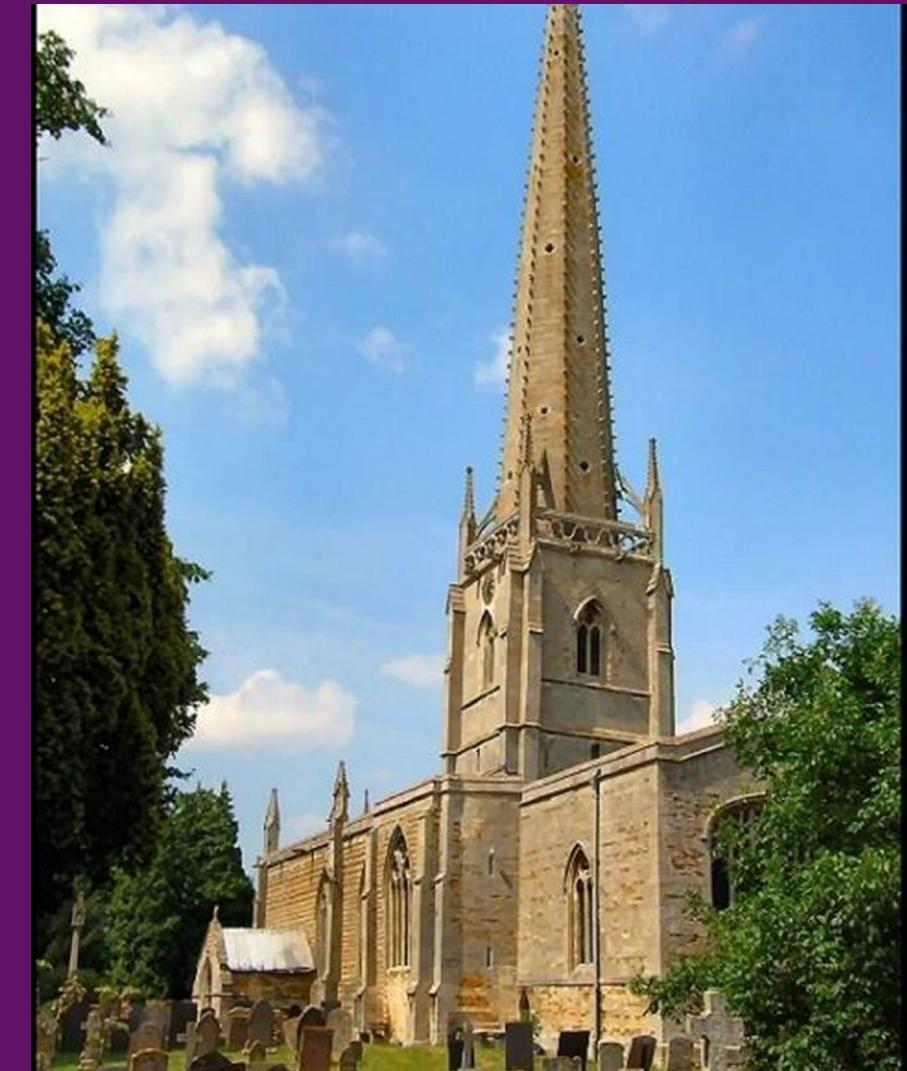
MOUNT & MINSTER



# Manor Farm Barn

Frieston

- Barn Conversion
- Four Reception Rooms
  - Five Bedrooms
  - Four Bathrooms
- Open-Plan Bespoke Kitchen
- Bifold Doors Throughout
  - Under-Floor Heating
  - Double Garage
  - Cliff Village
- London Kings Cross: 1 hour (Grantham)



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#### DESCRIPTION

A superb opportunity to acquire a stunning and newly converted barn extending to an impressive 4,180 square feet and enjoying open-plan living at its very finest. Accommodation includes a spectacular open-plan, bespoke kitchen with extensive living/dining space enjoying bifold doors out onto the private lawn, a music room with full height floor-to-ceiling glass, a dining room and a beautiful living room, again benefitting from extensive bifold doors out into the private outside space.

Further accommodation offers versatile living/work space, with large and spacious bedrooms, ensuites and a shower room. The property exudes warmth, character and charm throughout while enjoying a 21st Century standard of living, giving the new owners the best of both worlds.

#### LOCATION

Frieston is closely connected geographically to the equally popular village of Caythorpe. It is a popular and pretty Cliff Village, serviced by a very good selection of amenities including a village shop and Post Office, doctors surgery with an integral pharmacy, primary school, two public houses, sports club and leisure facilities, an active village hall, hair salon and antiques shop.

The village is also popular for its excellent location, giving good proximity to superb transport links and local towns/cities. Grantham is a market town located just 9 miles south and, as well as providing extensive shopping facilities, also benefits from a main line station to London Kings Cross taking just 60 minutes, offering excellent commuting opportunities. Similarly, Newark is just 12 miles west and is also on the main line between London and Edinburgh.

Nearby Grantham benefits from a fast and reliable rail service into London Kings Cross (1 hour). The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer outlet is currently being constructed.

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named 'Steep Hill' and a very short distance from James Street, features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln the perfect place to live.

#### SCHOOLS

Both community and independent schools are available for children of all ages, with Grantham's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, particularly in high demand, as well as a private mini-bus service from Caythorpe to Lincoln Minster School. Caythorpe is fortunate to also be suitably located for highly respected Sleaford schools including Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy.

#### ACCOMMODATION





**Living Room**  
27'0" x 16'4"

**Dining Room**  
17'5" x 16'4"

**Utility Room**  
11'11" x 10'11"

**Shower Room**  
7'6" x 5'8"

**Music Room**  
21'10" x 17'0"

**Kitchen**  
21'10" x 16'6"

**Family Room**  
28'10" x 21'10"

**Master Bedroom**  
17'1" x 13'6"

**Ensuite**  
9'5" x 6'7"

**Dressing Room**  
7'2" x 6'7"

**Bedroom Two**  
20'6" x 12'0"

**Ensuite**  
7'11" x 6'5"

**Bedroom Three**  
17'0" x 9'9"

**Bedroom Four**  
27'0" x 16'6"

**Bedroom Five**  
16'6" x 11'3"

**Ensuite**  
16'6" x 5'10"

**OUTSIDE**

The property is approached through private gates onto a gravel driveway with direct access to a large double garage. The garden is mostly laid to lawn and enjoys dedicated outside space, ideal for outdoor eating and entertaining.

**SERVICES**

The property is connected to mains water, drainage and electricity. Heating is oil fired.

**ENERGY PERFORMANCE**

Rating: TBC

**COUNCIL TAX**

Band: TBC

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**PARTICULARS**

Drafted and photographs taken following clients' instruction of January 2021.

**VIEWING**

Strictly by prior arrangement with the Agents (01476 515329).

**ADDITIONAL INFORMATION**

For further details, please contact Mount & Minster

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## Manor Farm Barn, Frieston



Approx. Gross Internal Floor Area 4180 sq. ft / 388.45 sq. m

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

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