



THE BARN, SOUTH DROVE
Quadring, Spalding, Lincolnshire, PE11 4RB

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Middle Fen Barn is an idyllic barn conversion nestled in the small village of Quadring. Beautifully converted to a high specification, offering a wealth of authentic features including exposed timbers and brickwork with accommodation arranged over two floors.

The Property

A wide entrance door flanked by full length windows allows the vaulted reception hall to be flooded with natural light.

The dining room offers ample space for a large dining table ideal for entertaining and relaxing with friends and family throughout the year.

Directly off the dining room the family kitchen can be found. A range of bespoke cabinets are arranged around a central island with wooden work surfaces providing extensive preparation space. A range cooker is housed within a deep chimney breast. French doors lead out onto a charming garden. To the rear of the kitchen is a useful utility room and wc.

The principle bedroom comprises of full length windows, timber flooring and original exposed beams. The accompanying ensuite is well appointed with roll top bathtub, walk in shower, counter top basin and toilet.





There are two further guest suites, both of which are of a generous size, each having an en suite shower room.

On the first floor the property benefits from a large landing with peaceful seating area overlooking the bright reception hall. Directly ahead is the magnificent sitting room boasting high vaulted ceilings, original floorboards, large wood burner and a Juliet balcony, this room is a perfect family space. Added skylights and barn windows offer an abundance of natural light to fill the room.

Grounds & Gardens

A front driveway provides parking for two cars with an attractive lawn verge and farm gate providing access to the rear of the property which offers a considerable secondary parking area. The formal gardens are well stocked with a variety of trees and shrubbery and enjoys delightful views over open countryside. There are several barns and outbuildings currently used for storage however, these could present opportunity for further conversion (subject to planning permission).

Local Amenities

Quadring is a small village in the South Holland district of Lincolnshire. Surrounded by open countryside Quadring Fen is a peaceful and private part of the country presenting attractive views.

All local amenities can be found in the historic town of Spalding (9 miles) offering combined facilities including shops and public houses as well as schools; public, grammar and private. Grantham and Peterborough are each approximately a 45 minute drive away and have fast train links to London's Kings Cross Station.

Services

Mains water, electricity, are understood to be connected. LPG gas central heating and drainage is to a non mains system. None of the services or appliances have been tested by the agent.





Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

Tenure

Freehold for sale by private treaty.

Possession

Vacant possession upon completion.

Viewing

Strictly by appointment through Digby & Finch.

Plans

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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Middle Fen Farm

Approximate Gross Internal Area = 263.8 sq m / 2839 sq ft

Outbuildings = 116.2 sq m / 1251 sq ft

(Excluding Open Barn)

Total = 380.0 sq m / 4090 sq ft

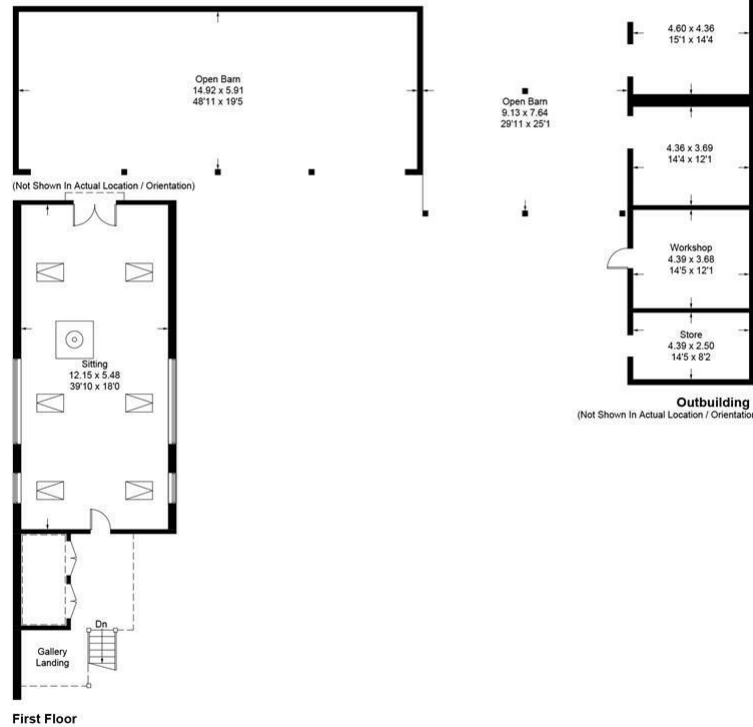
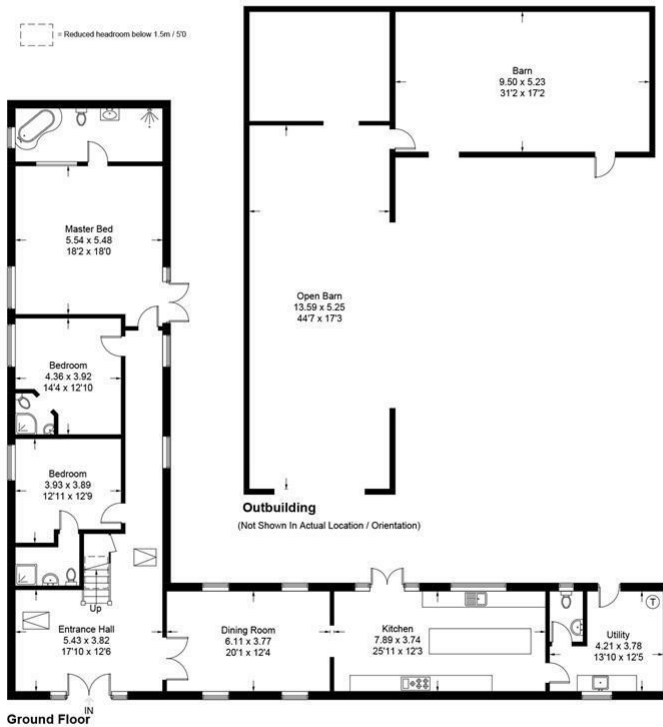


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID513076)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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