



The Walled Garden, Welby Warren  
Grantham, Lincolnshire, NG32 3AA

£350,000

## 2 Bedroom Barn Conversion

- Freehold
- Stunning Rural Setting
- Gated Development
- Fully Re-Furbished Barn Conversion
- 2 Double Bedrooms
- Open Plan Living Accommodation
- Vaulted Ceiling
- Courtyard Walled Gardens
- Parking For 4 Cars
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for The Walled Garden, Welby Warren, Grantham, Lincolnshire, NG32 3AA](#)



# Overview

\*Barn Conversion In Rural Setting\*

Pygott & Crone are delighted to offer this unique opportunity to purchase this fully renovated two Double Bedroom Barn Conversion that is set within a secluded and private shared gated development in the rural setting of Welby Warren, surrounded by open fields.

Welby Warren is set just on the outskirts of Grantham and only a short drive away from the town's amenities yet surrounded by nothing but rolling countryside. These amenities include Supermarkets, Shops, Schools, Pubs/Restaurants, Doctors, Butchers, Cinema, Golf Courses, Gymnasium & Spa, Bus & Railway Station which has direct links to London King's Cross in just over an hour.



The beautifully presented accommodation, which needs to be viewed to full appreciate, comprises Entrance Hall, Open Plan vaulted Lounge/Kitchen with stunning log burner and fitted with Howdens Kitchen units, separate Utility Area, Family Bathroom, Two Double Bedrooms with Bedroom 1 having an open En-Suite leading off. The home is brimming with exposed features such as beams and exposed walls.



Externally the property has a courtyard garden and parking for at least 4 vehicles.

The property has oil fired central heating and was fitted with brand new alluminium flush windows and doors in 2021. The drainage system is a septic tank.

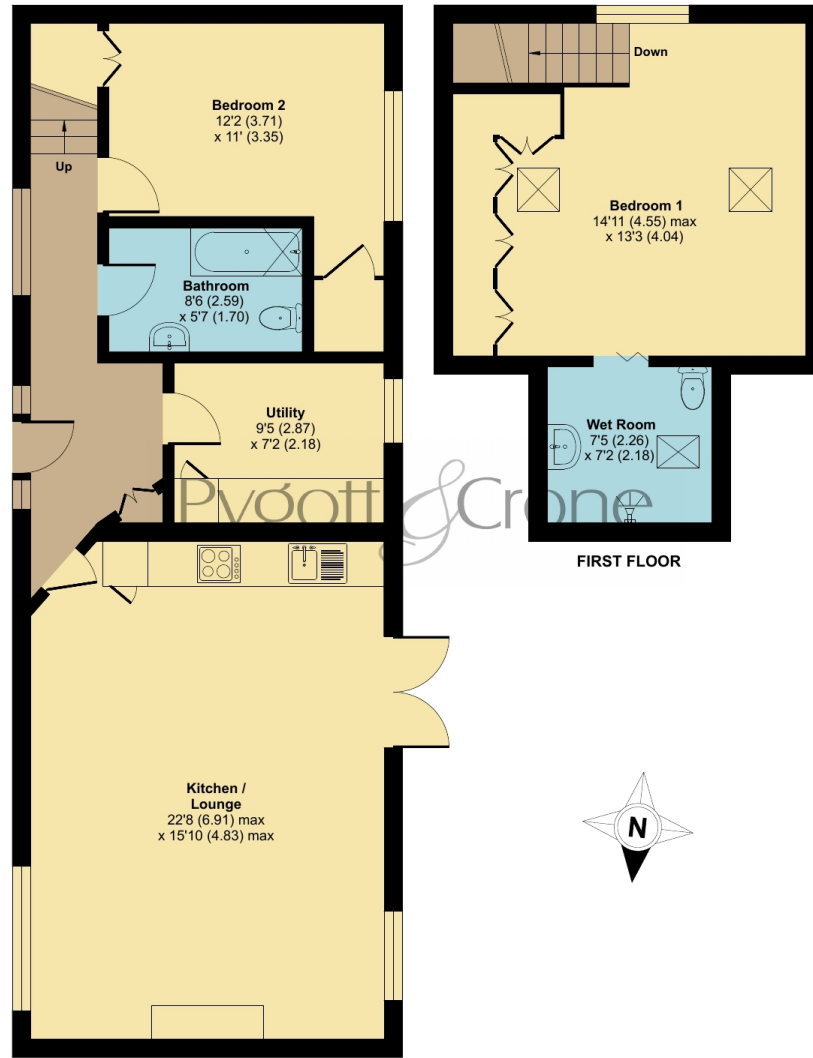




# The Walled Garden Welby Warren, Welby, Grantham, NG32

Approximate Area = 1013 sq ft / 94.1 sq m

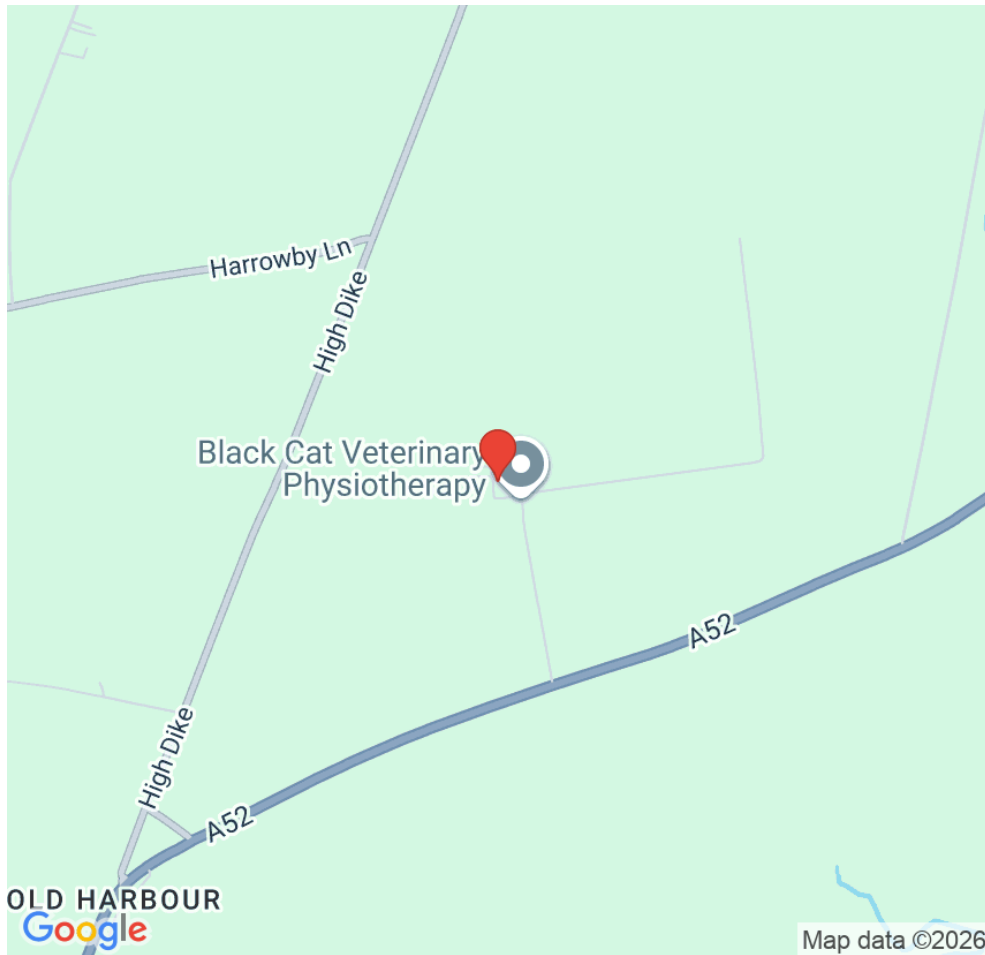
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Pygott & Crone. REF: 804110



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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The Walled Garden, Welby Warren, Grantham  
is on the market with our Grantham branch

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23 Watergate, Grantham NG31 6NS

01476 591414