



Willow Tree Barn, Anwick Fen
Sleaford, Lincolnshire, NG34 9SY

£399,950

4 Bedroom Barn Conversion

- Freehold
- No onward chain
- Rural location with fields to 3 sides
- Conversion of traditional crew yard
- Air source heat pump & double glazing
- Versatile living space of some 1365sqft
- Impressive open plan living dining kitchen
- 3 generous bedrooms, en suite & main bathroom
- 4th bedroom / study
- EPC Rating - E, Council Tax Band - TBC

[Click here to access the Energy Performance Certificate for Willow Tree Barn, Anwick Fen, Sleaford, Lincolnshire, NG34 9SY](#)



Overview

An exciting opportunity to acquire a former traditional crew yard that has been converted to a single storey detached dwelling offering approx. 1365 sqft of versatile living space full of character features such as vaulted ceiling with exposed king trusses. It sits in a plot of approximately One Fifth of an Acre (subject to survey) just off the A153 and has views over surrounding farmland to three sides.

The accommodation comprises Entrance Hall, Large Open Living Kitchen Area, Main Bedroom with En-Suite, Two Further Double Bedrooms, Fourth Bedroom/Study, Family Bathroom, Utility Room and Shower Room. The property is offered for sale with no onward chain and viewing is recommended to fully appreciate.

Outside are driveway and grounds to all sides.

AGENTS NOTE The property will have a shared driveway with Willow Tree Farm adjacent. Both properties also share the same treatment plant. The property has yet to be allocated its council tax banding. The property is currently on title deeds for the whole of Willow Tree Farm which will need to be split.

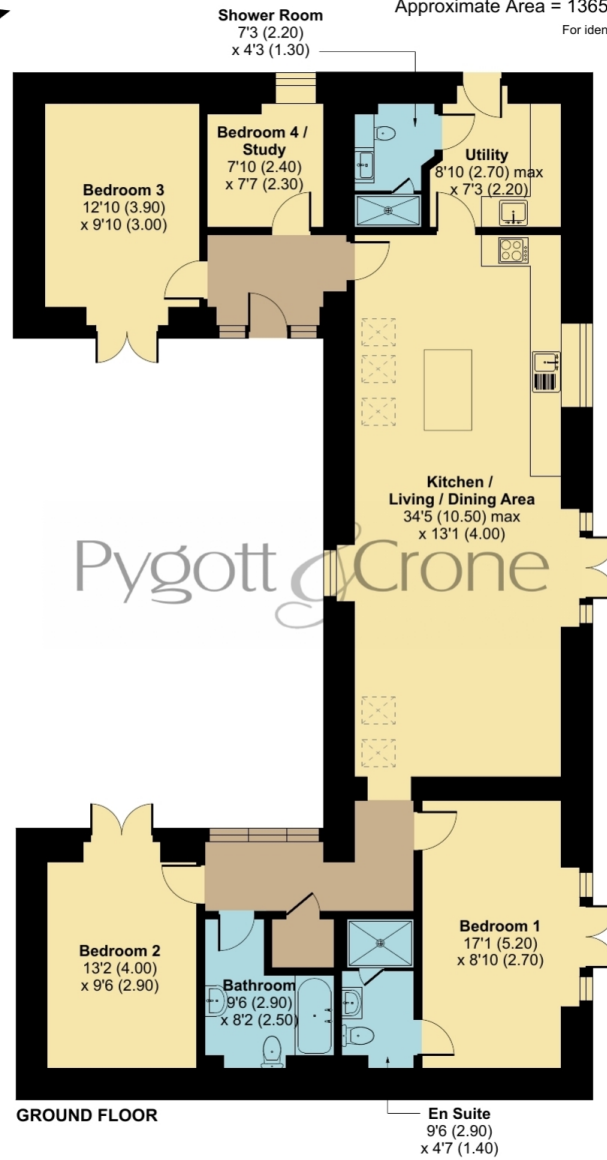
The neighbouring property is currently also for sale by the same developer offering the potential for a combined purchase to facilitate multi generation living or other uses.





Anwick Fen, Sleaford, NG34

Approximate Area = 1365 sq ft / 126.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Pygott & Crone. REF: 1280181



Location



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Willow Tree Barn, Anwick Fen, Sleaford
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333