

Pygott & Crone

17b, Ermine Street

Ancaster, Grantham, Lincolnshire, NG32 3PW

£349,950

3 Bedroom Barn Conversion

- Freehold
- Popular Village Location
- Well Presented Barn Conversion
- 3 Double Bedrooms
- Spacious & Versatile Accommodation
- Lounge, Dining Room, Kitchen & Utility Space
- Driveway & Outbuilding
- Renovated Throughout
- No Onward Chain
- EPC Rating - D, Council Tax Band - D

Click here to access the Energy Performance Certificate for 17b, Ermine Street, Ancaster, Grantham, Lincolnshire, NG32 3PW





Overview

A Well Presented, Fully Renovated Three Double Bedroom Barn Conversion

Nestled on the historic Ermine Street in the heart of Ancaster, this beautifully presented three-bedroom link-detached barn conversion blends timeless character with modern finishes throughout. Constructed from distinctive Ancaster stone and recently upgraded from top to bottom, the property now features a brand new roof, fully fitted kitchen, luxury bathrooms, and high-quality flooring, all finished to a meticulous standard.

Stepping inside, the home immediately impresses with its thoughtfully restored character features, including exposed stone walls, heritage-style details, and spacious, light-filled rooms. The kitchen boasts sleek worktops, stylish fittings, an unused oven, and a modern sink and tap, perfect for both everyday living and entertaining. The living areas are generous and flexible, providing space for dining, relaxing, or working from home.





Upstairs, the primary bedroom offers a private retreat complete with a newly fitted luxury En-suite bathroom featuring a modern shower system, designed for comfort and efficiency. Two further bedrooms and a beautifully modernised family bathroom complete the internal accommodation. All flooring and carpets throughout the property are also newly fitted this year, adding a fresh, clean feel to the entire home.

The property is accessed via a shared driveway, which leads to its own generous, individual block-paved drive. This private parking area offers ample space for multiple vehicles and is framed by an attractive Ancaster stone boundary wall and matching entrance pillars, enhancing the home's character and kerb appeal leading to the Outbuilding/Store.





The front garden has been re-turfed and landscaped with mature shrubs and trees, offering both greenery and a sense of privacy. A raised wooden decked area, converted from a former pond, adds a unique touch and is ideal for seating.

The versatile stone outbuilding is perfect for storage, a workshop, or a home office. The loft has been structurally improved with a new roof and partial boarding, making it a practical and secure space for storage with potential for further development.

Ancaster itself is a thriving and well-connected village, offering a countryside lifestyle without sacrificing convenience. With its own train station and easy access to Grantham, Sleaford, Lincoln and the A1, the location is ideal for commuters or families seeking space and tranquillity. Local amenities include a well-regarded Primary School, Village Shop & Post office, Co-op, Butchers, Doctors' Surgery, Pub, and the popular Woodland Waters – a stunning 72-acre park ideal for outdoor leisure, fishing, and camping holidays.





This is a rare opportunity to own a distinctive and stylish character home in one of Lincolnshire's most desirable villages – move-in ready home!













Ermine Street, Grantham, NG32

Approximate Area = 1320 sq ft / 122.6 sq m
Outbuildings = 166 sq ft / 15.4 sq m
Total = 1486 sq ft / 138 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Pygott & Crone. REF: 1364054


DREAM







Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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Ahmed Jlil
Financial Services Director
0330 912 0007

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17b, Ermine Street, Ancaster
is on the market with our Grantham branch

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