



Manor Farm Barn,
Brampton, Lincoln, Lincolnshire, LN1 2EG

£495,000

3 Bedroom Barn Conversion

- Freehold
- Beautifully presented Grade II Listed barn conversion
- Three-bedroom accommodation with excellent versatility
- Impressive open-plan kitchen, dining and living space
- Two spacious bedrooms with en-suite facilities and walk-in wardrobes
- Wealth of original character including exposed beams, brickwork and Inglenook fireplace
- Private gated access with generous parking and substantial double garage
- Established private gardens with patio and covered seating area
- Peaceful rural hamlet setting with excellent entertaining space
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Manor Farm Barn, Brampton, Lincoln, Lincolnshire, LN1 2EG](#)



Overview

A truly impressive Grade II Listed barn conversion, beautifully presented throughout and offering a wonderful blend of character, space and modern living.

Set within a peaceful rural hamlet, this exceptional three-bedroom home has been thoughtfully restored to retain a wealth of original character while providing a stylish and comfortable contemporary living environment.

At the heart of the property is a superb open-plan kitchen, dining and living space, creating an impressive and sociable area for both everyday living and entertaining. The kitchen is well appointed with a range of quality units, granite work surfaces, central island and integrated appliances, while the adjoining living area provides a striking focal point with exposed brickwork, an Inglenook fireplace and wood-burning stove.

The ground floor also provides a versatile third bedroom, which could equally lend itself to use as a second reception room, together with a useful utility room and stylish shower room.



Upstairs, a charming galleried landing with vaulted ceiling and exposed beams leads to two generous double bedrooms. Both bedrooms benefit from their own en-suite facilities and walk-in wardrobes, providing excellent privacy and storage.

Outside, the property is approached through a private gated entrance and enjoys a generous gravelled courtyard providing ample off-road parking and access to the substantial double garage. The gardens provide a pleasant and private setting, with established planting, raised beds, patio areas and a covered seating area.

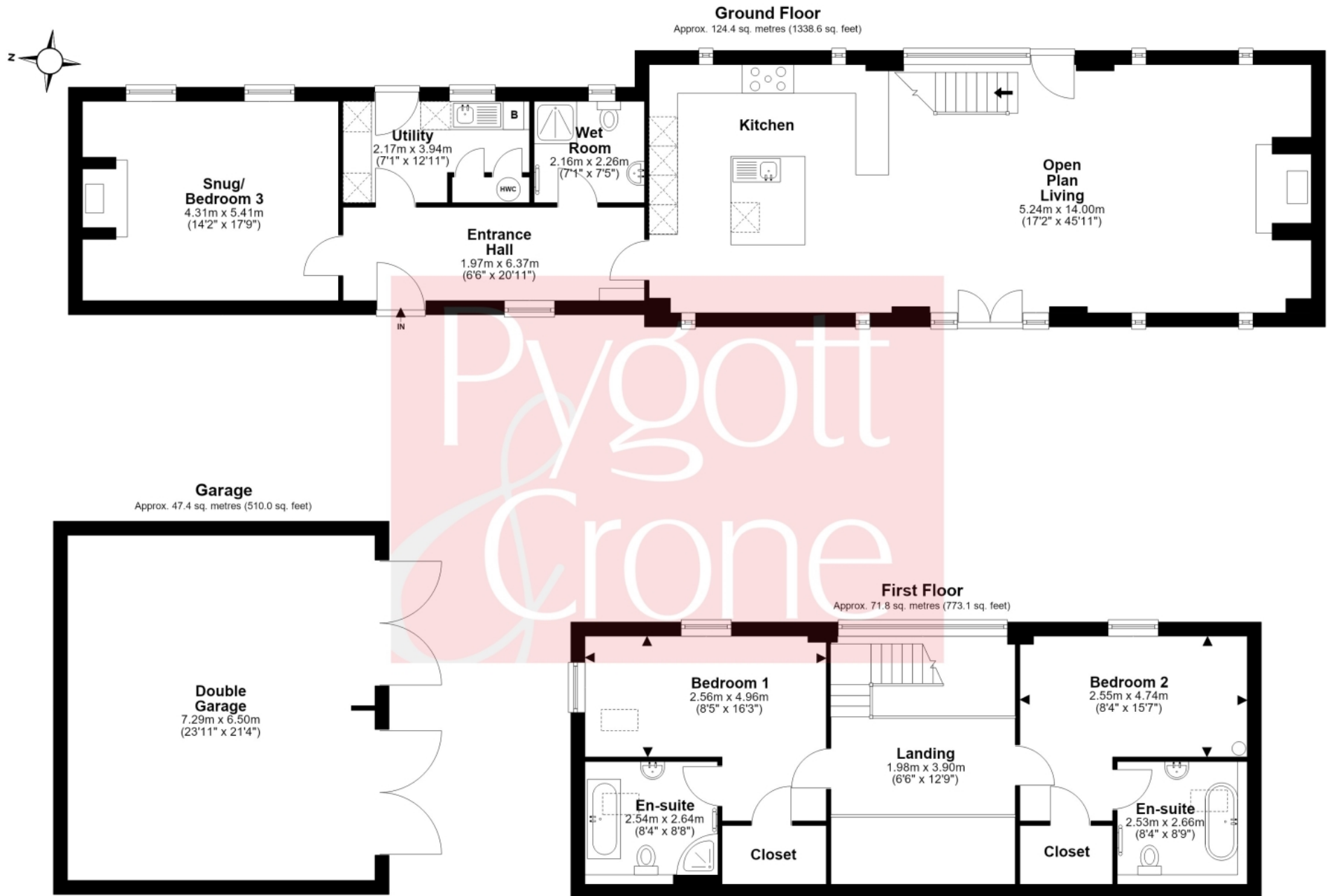
Further features include underfloor heating, double glazing, exposed beams and brickwork, multiple wood-burning stoves and a wealth of original character throughout.

Situated in the sought-after rural setting of Brampton, this is a rare opportunity to acquire a distinctive period home offering generous and versatile accommodation, excellent entertaining space and superb outside amenities.

****An early internal inspection is highly recommended to fully appreciate the character, quality and versatility this exceptional three-bedroom home has to offer.****







Total area: approx. 243.6 sq. metres (2621.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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is on the market with our Lincoln branch

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