



THE HAYLOFT

WELBY WARREN, GRANTHAM



KING WEST





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A characterful four-bedroom barn conversion with spacious accommodation, enclosed front and rear gardens and an oak-framed double garage, peacefully positioned amidst the rolling Lincolnshire countryside.

The Hayloft

Welby Warren, Bridge End Road, Welby Warren, Grantham, NG32 3AA

Grantham (4.5 miles) (trains to London Kings Cross in approx. 60 minutes), Sleaford (14.5 miles), Bourne (17.5 miles), Oakham (21 miles), Stamford (22 miles). (All distances and times are approximate).

- Stone-built barn conversion offering characterful features throughout
- Entrance hall with convenient ground-floor cloakroom and utility room
- Open-plan kitchen and family room with bi-fold doors to dining terrace
- Light-filled dual-aspect sitting room with floor-to-ceiling windows and garden access
- Principal bedroom with dressing area, fitted wardrobes and ensuite shower room
- Three further bedrooms, including a double bedroom with ensuite shower room
- Family bathroom with freestanding roll-top bath
- Enclosed rear garden and south-facing front garden, both with dining terraces
- Gated private approach, oak-framed double garage and ample off-road parking
- Idyllic rural setting surrounded by open Lincolnshire countryside, yet within easy reach of Grantham

The Hayloft is a beautifully proportioned four-bedroom barn conversion, thoughtfully transformed to create spacious, light-filled accommodation.

Situation

The Hayloft occupies a peaceful position within a gated development in the rural setting of Welby Warren, set amidst the rolling countryside of Lincolnshire. This picturesque location offers a wonderful sense of tranquillity and seclusion, while remaining conveniently placed for access to nearby villages, local amenities, and excellent transport connections.

The surrounding villages of Welby and Ropsley offer a range of welcoming local amenities, including the Crown and Anchor public house, the Green Man in Ropsley, the historic church, and a highly regarded village school. The market town of Grantham, approximately ten minutes away, provides an excellent range of shops, supermarkets, leisure facilities, and everyday amenities, together with a mainline railway station offering connections throughout the country, including high-speed services to London in just over an hour. The nearby A1 provides convenient access north and south, while the surrounding cities of Lincoln, Nottingham and Peterborough are all readily accessible.

The area is particularly well placed for recreation and leisure, with a wealth of sporting and cultural opportunities nearby. Historic landmarks including Belton House, Belvoir Castle and Grimsthorpe Castle offer a fascinating insight into the region's heritage, whilst local golf courses at Grantham and Stoke Rochford, together with the extensive recreational facilities at Rutland Water, provide opportunities for sailing, cycling, walking, and outdoor pursuits.

The surrounding area is highly regarded for its excellent educational provision, with a wide selection of respected schools available locally and in nearby Grantham, Sleaford and Bourne, including grammar and comprehensive options, alongside renowned independent schools in Stamford, Oakham and Uppingham.

Description

Completed in 2023, The Hayloft is a beautifully proportioned four-bedroom barn conversion, thoughtfully transformed to create spacious, light-filled accommodation that combines the charm of its original form with the comfort and practicality of modern living. Exposed beams and vaulted ceilings add a wealth of character throughout, complemented by a high standard of modern finishes.

Entering through the rear of the property, you are welcomed into the dining and family room, a generous dual-aspect space with an abundance of natural light. Offering ample room for both dining and relaxed seating, it provides a versatile setting for both everyday living and entertaining.

From here, steps rise to the kitchen, where a striking vaulted ceiling framed by exposed beams enhances the sense of space. Bi-fold doors open directly onto the dining terrace and garden beyond, providing a seamless connection to the outside. Fitted with an extensive range of cabinetry, the kitchen offers excellent storage alongside integrated appliances, including a fridge freezer. A generous central island, complete with a farmhouse sink, integrated wine cooler and breakfast bar seating, forms the social heart of the room.

The entrance hall provides an alternative front access, with stairs rising ahead and useful space for coats and cloaks. A discrete utility room, cleverly positioned beneath the stairs, offers additional storage alongside plumbing for a washing machine and tumble dryer. A convenient ground-floor WC completes this section of the home.

Moving through the property, the dual-aspect sitting room is a beautifully proportioned reception space, with expansive floor-to-ceiling windows overlooking the gardens. French doors open onto the rear garden, whilst a further door provides access to the south-facing front garden, giving the room a particularly strong connection with the surrounding outdoor spaces. Underfloor heating runs throughout the ground floor, ensuring year-round comfort.

The staircase rises to a bright and spacious first-floor landing, where exposed beams continue the character of the barn conversion. To the left of the landing, the principal bedroom enjoys views across the rear garden and benefits from a dressing area with fitted wardrobes, together with a well-appointed ensuite shower room featuring a rainfall shower. Wooden flooring adds warmth and character, whilst a useful cupboard provides additional loft storage.

A single bedroom overlooks the front of the property and offers a flexible space that would lend itself equally well to home working, a nursery or guest accommodation.

To the opposite side of the landing are two further double bedrooms. One benefits from fitted wardrobes, wooden flooring and an ensuite shower room, whilst the other enjoys generous ceiling heights, exposed beams and a large window overlooking the rear garden.

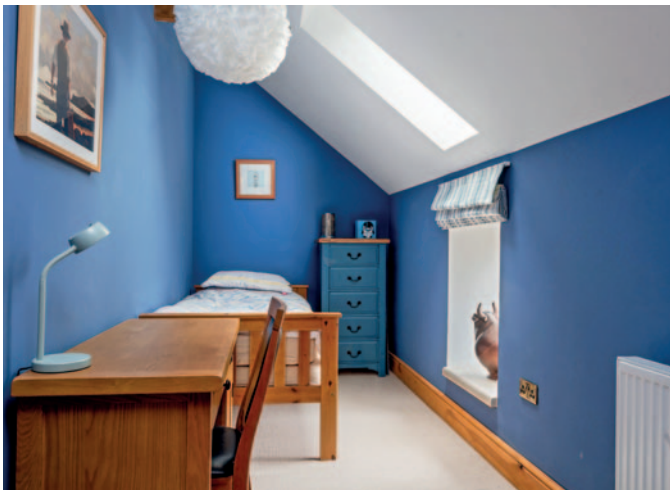
Completing the first-floor accommodation, the family bathroom is well appointed, featuring a freestanding roll-top bath and further exposed beam detail.

Outside

Approached via a gated private access road, The Hayloft is set within attractive courtyard surroundings, creating a welcoming sense of arrival. An oak-framed double garage provides secure parking and useful additional storage, complemented by off-road parking for several vehicles.

A pedestrian gate opens into the enclosed rear garden, where a pathway leads to the rear entrance. Predominantly laid to lawn and bordered by laurel and yew hedging, the garden has a private and secluded character. Adjacent to the kitchen, a generous dining terrace is accessed directly through the bi-fold doors, providing a natural extension of the living space and an ideal setting for outdoor dining and entertaining.

From the terrace, a pathway continues around the side of the property, with space for a garden shed, before leading to the south-facing front garden. Predominantly laid to lawn and enclosed by hedging, this second outdoor space features a further dining terrace, ideally positioned to make the most of the evening sunshine. A pathway continues through the garden to a pedestrian gate, completing the grounds and providing a choice of spaces in which to enjoy the garden throughout the day.





General Remarks

Council Tax

Band E

Directions

From Grantham, take the A52 eastbound along Bridge End Road, continuing towards Somerby. At the roundabout, take the left-hand exit signposted towards Boston. Continue for approximately 0.75 miles, then turn left onto the private access road. Continue along the road for approximately 0.3 miles, where The Hayloft can be found within the gated development.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Service Charge

A service charge is payable towards the upkeep and maintenance of the communal areas

Statutory Authority

South Kesteven

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

Services

Mains electricity is connected. Private water supply and drainage. Oil central heating. None of the services have been tested by the agents.

Tenure

Freehold

Viewing

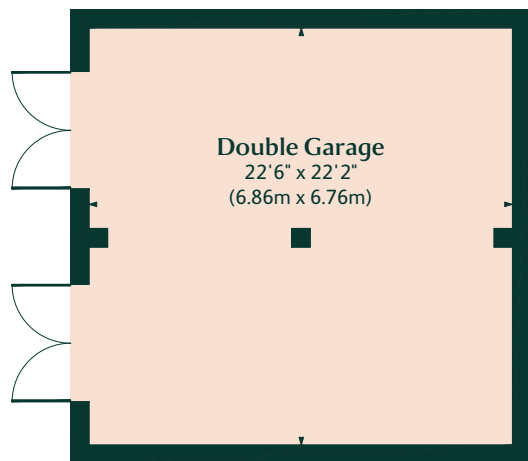
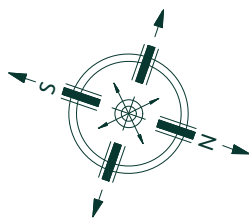
The property may only be inspected by prior arrangement through King West

What Three Words

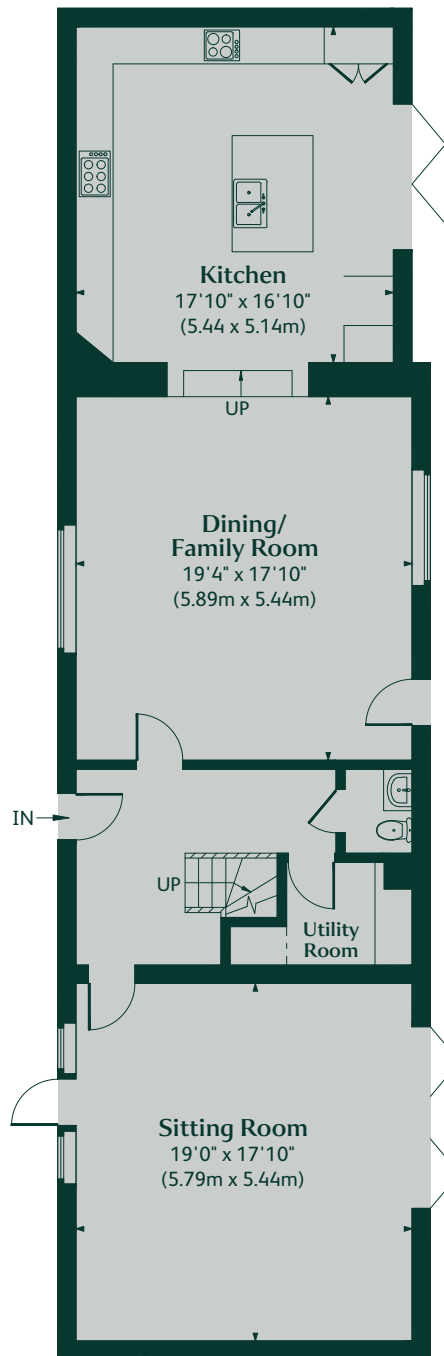
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Floorplans

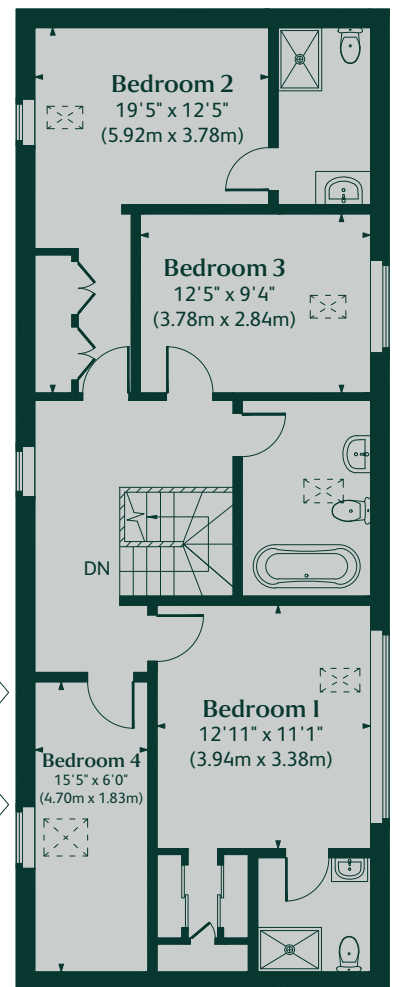
Approximate Gross Internal Area
Main House = 197 sq.m/2123 sq.ft
Double Garage = 46 sq.m/499 sq.ft
Total = 243 sq.m/2622 sq.ft



Double Garage



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		88
B 81-91		
C 69-80		69
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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