



Rural and Equestrian



The Barns and The Granary Cottage
Laceby DN37 7DR

MASONS
RURAL & EQUESTRIAN



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Grimsby Road, Laceby, Lincolnshire DN37 7DR

The Barns comprise an impressive two-storey detached Barn Conversion combining spacious, character family accommodation with an efficient, modern specification and The Granary Cottage, a separate single storey Barn Conversion providing versatile ancillary accommodation, all set within private walled grounds and approached up a sweeping gated driveway

- Characterful exposed beams, underfloor heating throughout, double glazed timber framed windows, LED down lighting, solid interior woodwork with country style ironmongery.
- Generous lounge featuring wood burning stove, slate tiled floor, 2 sets of French doors giving access to both rear patio and garden.
- 7.6m dining kitchen with fitted appliances, painted timber units and granite work surfaces; French doors to the garden.
- Entrance hall with cloakroom/WC, access to family sitting room leading to spacious utility/laundry room.
- Large master bedroom with ensuite shower room and dressing room, views over neighbouring equestrian paddocks.
- Landing area with delightful low-set windows leading to 3 further bedrooms and spacious family bathroom with shower, plenty of built in storage space.
- Spacious Granary cottage annexe with vaulted ceilings, living kitchen, bathroom with shower over bath, and either two further bedrooms or bedroom and lounge.
- Sheltered walled gardens of excellent size, well orientated for sunlight; double garage and coach house.



Sole Agents:



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Directions and Location

Approaching from the A18, at the Laceby Mercedes/Shell roundabout head towards Grimsby on the dual carriageway. Continue past two left turnings into Laceby village and just past the BMW garage look for an unmade lane on the left. Go past the lane, continue past a long stretch of closed board fencing, the gateway to The Barns is immediately after the fencing, slightly set back, diagonally opposite the speed camera.

Laceby village is nearby, with a variety of amenities including doctor's surgery, pharmacy, convenience store and post office. Morrison's supermarket is just a mile from the property and the centre of Grimsby is approximately 4 miles. The Humberside Airport is within 12 miles, and the A180 can be joined just 5 miles away.

The Barns

This substantial detached home was converted for residential use to a high standard in 1999. Original features both internal and external date back at least 200 years.

A new gas central heating boiler was installed in 2015, providing underfloor heating with zoned controls to both floors. LED down lighting was installed throughout in 2017, all windows are double glazed with timber frames in keeping with the character of the property. A glance at the EPC graph will illustrate the exceptional efficiency which has been achieved for this warm and welcoming home.

Positioned a few paces from The Barns sharing the main garden is the Granary Cottage, a single storey barn converted in 2005, providing spacious and versatile accommodation ideal for a teenager or elderly relative to live in close proximity to the main house.

Accommodation

Ground floor: Brick arched main entrance with inset timber front door, glazed panels with welcoming lantern each side, leading to entrance hall.

Entrance hall: Tiled floor, a row of sturdy coat hooks, spacious under stairs storage cupboard and further glazed door giving access to main garden. Carpeted staircase to landing area.

Cloakroom/WC: White suite, tiled floor, ceiling light fitting and extractor fan.

Dining kitchen: 7.6m x 4.9m (24'9 x 16')

A light-filled and spacious room with a range of base, wall and

island units in painted timber, with black granite work surfaces. Integrated dishwasher, fridge and freezer, Bosch electric double oven and matching 5-ring gas hob. White ceramic inset sink. Tiled floor, feature fireplace with cast iron gas stove. Plenty of space for dining table & chairs, perfect for relaxed entertaining with family and friends at the weekend.

Lounge: 5.1m x 5.0m (16'7 x 16'4)

A welcoming space with slate tiled floor and handsome brick feature fireplace. In the winter, gather round the Jotul wood-burning stove, in the summer open French doors to the garden on two sides; a versatile and airy room perfect for conversation and good times.

Family sitting room: 5.3m x 4.0m (17'4 x 13'1)

A cosy room with living flame gas fire, a great place to relax at the end of the day, also plenty of space for a study/home office area. Character windows overlooking the garden, connecting door to the laundry room.

Utility/laundry room: 4.8m x 2.6m (15'7 x 8'5)

Windows looking onto the garden and neighbouring paddocks, a range of base units with pull-out storage baskets, beech block work surface and Belfast sink. Plumbing for washing machine and space for additional appliances. Door to second staircase leading to master bedroom suite.

Landing area: 11.5m x 1.3m min/4.9m max (37'7 x 4'3min/16'max)

A gallery area above the staircase, wide landing leading to bedrooms and family bathroom. Part sloping ceilings, wall lights, storage shelving.

Master bedroom: 5.0m x 4.1m (16'4 x 13'6)

Outstanding views over neighbouring equestrian paddocks and the walled garden. Good sized ensuite shower room with white wash basin, bidet and WC. White tiled shower cubicle, heated towel rail, built in storage cupboard and shelves, polished timber floor.

Separate spacious ensuite dressing room well equipped with four fitted double wardrobes, shelving and plenty of drawers in solid timber. Carpeted to match the bedroom, a large and attractive bedroom suite with door in from the landing, or if you prefer use the original stone staircase up from the laundry room.

Bedroom 2: 3.7m x 3.5m (12'1 x 11'5)

An attractive double bedroom perfect for guests with window overlooking the garden, beige carpet.

Bedroom 3: 5.0m x 2.0m min/2.6m max (16'4 x 6'6 min/8'5max)

A good sized room with built in double wardrobe, polished timber floor and window overlooking the walled garden.

Bedroom 4: 3.5m x 2.7m (11'5 x 8'6)

A polished timber floor, large storage alcove with shelving and clothes rail, window overlooking neighbouring fields.

Family bathroom: 3.7m x 3.5m (12'1 x 11'5)

Of generous proportions; white suite comprising bath, WC, inset washbasin with double cupboards under, white tiled shower cubicle. Quality vinyl tile flooring. Walk in airing cupboard housing a large pressurized hot water cylinder and Worcester gas fired central heating boiler.



The Granary Cottage

Flexible and spacious ancillary accommodation accessed through wide arched entrance having underfloor heating with zoned controls and its own electricity meter.

Living kitchen: 4.7m x 4.6m (15'4 x 15')

An impressive open plan room featuring ceiling open to full ridge height with exposed king post roof trusses and purlin beams. Views over neighbouring equestrian paddocks and the walled garden. Kitchen area with range of base cupboard and drawer units. Built in Neff single oven and electric hob, stainless steel sink, plumbing for washing machine and plenty of space for further appliances. Cream coloured tiled floor.

Bedroom or lounge: 4.7m x 3.9m (15'4 x 12'8)

A good sized room with neutral coloured carpet, electric stove on granite hearth with pine surround. Exposed roof trusses and purlin beams, high level window, views onto walled garden.

Bedroom: 4.7m x 3.0m (15'4 x 9'8)

A cosy bedroom with neutral coloured carpet, window onto the main garden.

Bathroom: 3.3m x 1.8m (10'8 x 5'9)

White suite comprising pedestal basin, WC and bath with shower fitting over and glazed screen. Mosaic tiled splashbacks, cream tiled floor, chrome towel rail, extractor fan. Airing cupboard housing hot water cylinder with twin immersion heaters.

Outside

The Barns are set back from the road in secluded and sheltered grounds behind a substantial Listed house. Approached from Grimsby Road through a five bar gate up a sweeping gravelled driveway which leads past neighbouring equestrian paddocks. The driveway opens out to form ample parking and vehicle turning space. There are two useful outbuildings as follows:

Detached double garage:

Of brick construction with tiled roof, two up and over doors, pedestrian access door and light/power supply. Adjacent pergola housing log store and compost bins.

Coach house:

Original brick construction with slate roof, arched double doors, light/power supply.

Gardens:

The walled gardens are of excellent size, laid to lawn with mature well stocked borders and enjoying the sun all day. There is a block paved path on all sides of The Barns leading to a delightful patio area adjacent to French doors from the lounge.



There is a flagstone path leading to the Granary Cottage entrance.

Viewing: Strictly by appointment through the selling agent

General Information: The particulars of the property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale state. We are advised that the properties are connected to mains gas, water and electricity though no utility searches have been carried out to confirm at this stage. Drainage is to a private system and the owners advise this was installed in 2013. The main barn is in Council Tax bank F, the annexe is in Council Tax bank A.



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