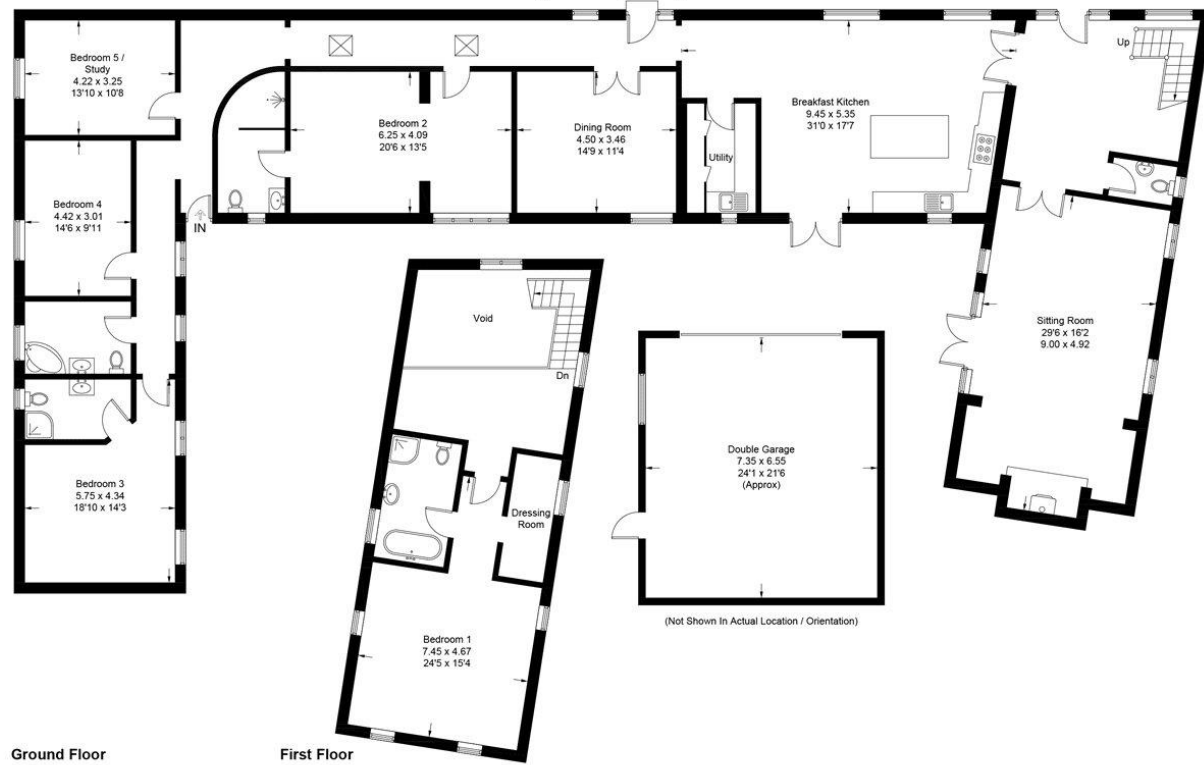


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-)		
A (81-91)		
B (69-80)	83	84
C (55-68)		
D (39-54)		
E (21-38)		
F (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Yew Tree Barn
 Approximate Gross Internal Area
 Ground Floor = 263.7 sq m / 2838 sq ft
 First Floor = 53.7 sq m / 578 sq ft
 Garage = 48.1 sq m / 518 sq ft
 Total = 365.5 sq m / 3934 sq ft
 (Excluding Void)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Yewtree Barn, 21 Station Road, Helpringham, Sleaford, Lincolnshire, NG34

£750,000 Freehold

We are thrilled to bring to market this stunning five-bedroom barn conversion, located in the quaint and highly sought-after village of Helpringham.

Originally three separate barns, this unique property has been expertly transformed into a spacious and character-filled home, offering approximately 3,500 sq ft of living space.

Five Bedroom Detached Barn | Flexible Living Accommodation | Master Bedroom with Dressing Area & En-Suite | Sitting Room with Log Burner | Detached Double Garage | Ample Parking | Stunning Barn Conversion | Character and Period Features Throughout | Approximately 3500 sq ft of Accommodation | Large South Facing Rear Garden | Viewing Highly Advised



Throughout the property, original period features blend seamlessly with modern finishes, creating a charming and warm atmosphere. The property also boasts energy-efficient features, including owned solar panels and solar water heating, high specification windows throughout for enhanced insulation, and full fibre broadband, ensuring the best of both traditional and contemporary living.

Internally, the property offers a thoughtfully designed layout, comprising a welcoming Entrance Hall, a convenient Cloakroom, a spacious Lounge, a Breakfast Kitchen, and a Dining Room. A Galleried Landing leads to the Master Bedroom, complete with a Dressing Room and En Suite, while ground floor also offers four further double Bedrooms, two of which have En Suites, in addition to a Family Bathroom.

The space and flexibility of the property make it ideal for family living, with plenty of room to entertain guests or multi generational living.

The exterior of the property is just as impressive, with the front of the house offering a low-maintenance gravelled area with shrubbery, leading to a large gravel driveway and Detached Double Garage. You could park up to 15 vehicles here! To the rear, the large, south-facing garden is a true highlight, offering multiple spaces for outdoor entertaining, a beautiful pond, and a purpose-built motorhome/caravan storage area. Additionally, there are vegetable patches and expanses of lawn, providing a peaceful and private retreat. A viewing is highly recommended to fully appreciate the quality and scale of this remarkable barn conversion.



ACCOMMODATION

Entrance Hall

Sitting Room - 29'6" x 16'2" (9m x 4.93m)

Kitchen/Breakfast Room - 31' x 17'1" (9.45m x 5.2m)

Utility Room

Dining Room - 14'9" x 11'4" (4.5m x 3.45m)

Bedroom Two - 20'6" x 13'5" (6.25m x 4.1m)

En-Suite Shower Room

Bedroom Five/Study - 13'10" x 10'8" (4.22m x 3.25m)

Bedroom Four - 14'6" x 9'11" (4.42m x 3.02m)

Family Bathroom

Bedroom Three - 18'10" x 14'3" (5.74m x 4.34m)

En-Suite Shower Room

Bedroom One - 24'5" x 15'4" (7.44m x 4.67m)

Dressing Area

En-Suite Shower Room

Double Garage - 24'1" x 21'6" (7.34m x 6.55m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F