



**An individual and well appointed barn conversion set within the Vale of Belvoir**  
Plot 3, The Old Grain Store, Barnstone Lodge Farm, Granby, Nottinghamshire

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# Plot 3, The Old Grain Store, Barnstone Lodge Farm, Granby, Nottinghamshire NG13 9JN

**Guide Price £575,000**

## Accommodation

- four bedrooms with en-suite to the master bedroom
- one family bathroom
- lounge
- utility
- kitchen
- set within one acre
- tandem double garage

## Directions

From Nottingham take the A52, and continue over the Saxondale roundabout towards Grantham. Take the right turning signposted Granby/Plungar. On entering the village of Granby, continue straight though and out towards Plungar. The entrance to the property can be found approx ½ mile on the right hand side. Identified by Savills for sale board.

## Descriptions

The Old Grain Store is a spacious barn converted to an exceptional standard using a range of traditional materials in the desirable Vale of Belvoir with a NCHB ten year guarantee. The property offers an abundance of character throughout with accommodation all on one level. Standing within an acre plot, it also enjoys views over open countryside.

## Accommodation

**Entrance Hallway/Dining Room** Pre-finished light Oak laminate flooring.

**Lounge** fully carpeted, exposed beams to ceiling, combination of eyeball spot down lighters and cast iron multi fuel wood burning stove.

**Kitchen/Breakfast Room** ivory solid wood cabinets, solid oak worktops, white Belfast sink with chrome mixer taps. AEG integrated dishwasher, fridge and freezer units, black Sandiford Sherlock cooker range, down lighters.

**Utility** ivory solid wood cabinets, sink with drainer.

**Bedroom One** fully carpeted

**En-suite** Victorian style wash hand basin, wc, with shower, chrome heated towel rail.

**Bedroom Two** fully carpeted.

**Bedroom Three** fully carpeted.

**Bedroom Four** fully carpeted.

**Family Bathroom** Victorian style free standing Solid Cast Iron rolled top bath, one wash hand basin, wc in white with chrome fittings.

## Viewing

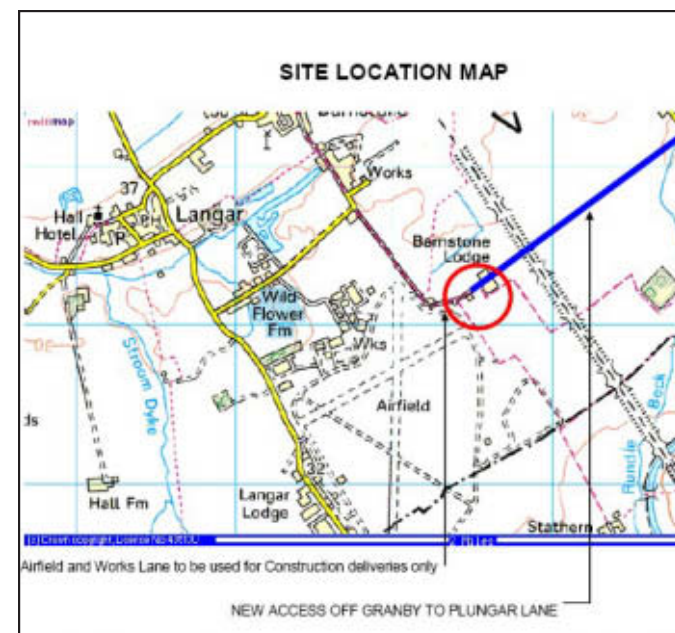
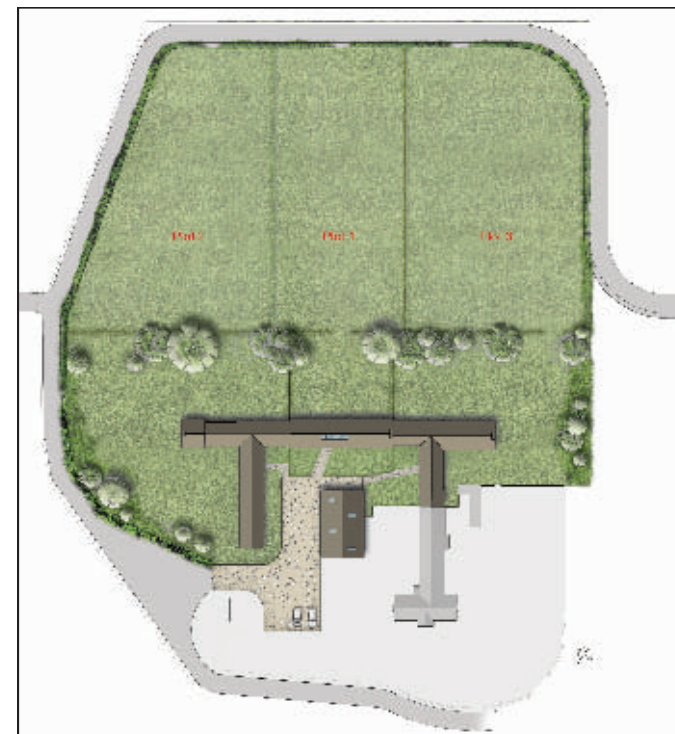
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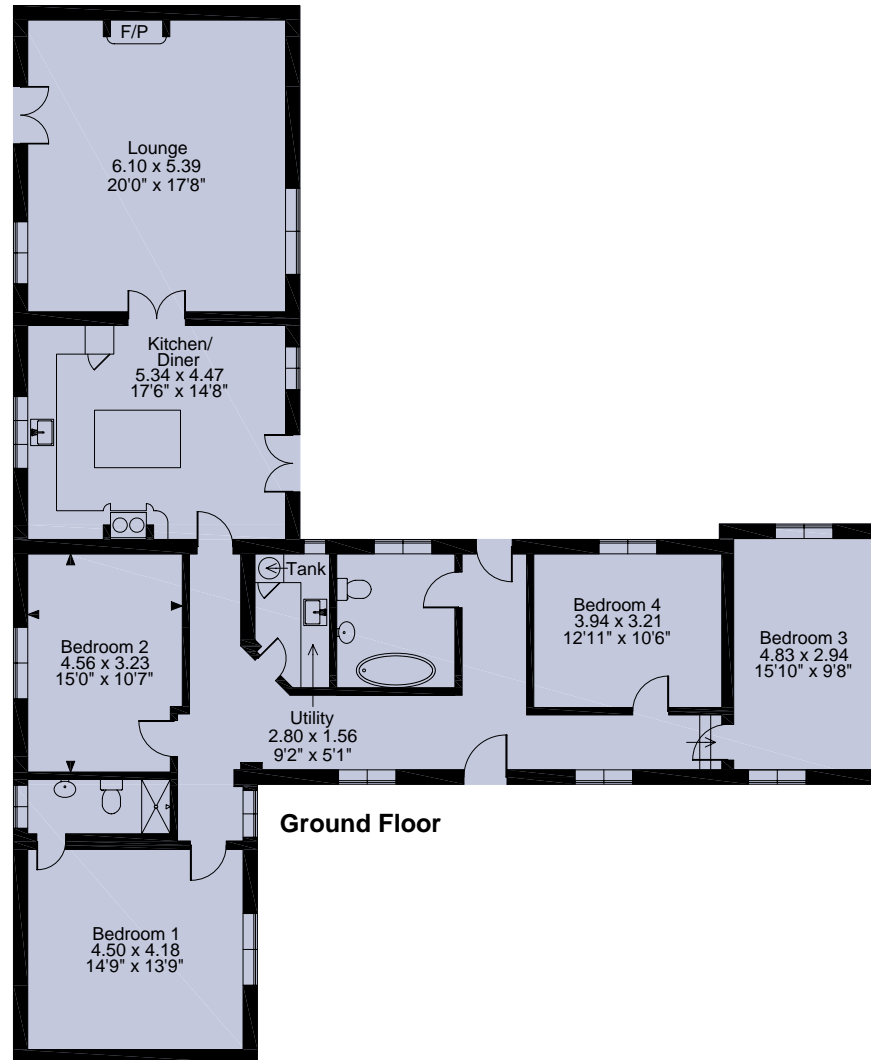
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## The Old Grain Store, Barnstone

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