



Knights Templars Barn
Temple Farm | Temple Bruer | Lincoln | Lincolnshire | LN5 0DG



KNIGHTS TEMPLARS BARN



SELLER INSIGHT

“ Having looked in the Norfolk Lincoln area for about 2 years, I was immediately attracted to the barn the first time I drove into the hamlet. It is the most beautiful area, all the properties are finished to a very high standard but Knights Templar Barn was developed from an old cart shed to be the flagship of the development.”

“The aesthetics and standard of the build are incredibly high, something I have come to appreciate more and more as I’ve lived there. It’s incredibly efficient to keep warm and tidy; I adore the modern openness of the layout, and whilst it’s about 4,000 sq. ft. it feels so much larger due to the open main living area, and it’s so easy to keep the sitting room for special occasions. I spend most of my time in the kitchen living area which is fabulous for entertaining - I can cook and socialise all at the same time and the double bi-fold doors open out onto the terrace, which offers uninterrupted views to die for.”

“Knights Templar Barn has the best of both worlds, it has neighbours so you don’t feel isolated (there is a real community feel amongst us, but nobody lives in each other’s pockets) and the barn has a real feeling of tranquility as you step outside to the rear of the property, with open fields as far as the eye can see.”

“I bought the land at the rear of my property and secured planning for a full equestrian set up. The brand new stable block is a stunning development that matches the style and finish of the Barn, I looked at many options but had it designed and built by market leaders, Scott’s - my parents had Scott’s stables erected 40 years ago and they look as good today as they did then - the quality is top notch. My show jumpers are totally spoiled and I love the fact that the first thing I see in the morning is their happy faces over the stable doors as I make my first coffee of the day.”

“I have planning for a 50x30 metre menage but I am surrounded by excellent off road hacking and minutes drives from fabulous training centres where I take the horses for a change of scenery. There are so many first class equestrian centres nearby making competing so much easier. The beauty of the stables, wash bay, barn and tack room is they can easily be converted for other uses such as for car storage, as a fitness centre or work space. They are a stunning set up that is a pleasure to see from the house.”

“I love visiting London which is so straightforward from here: 15 minutes to Grantham station, easy parking, and it’s 1 hour direct into Kings Cross; I used to live in Surrey, 13 miles from London as the crow flies, but the train or car in took about 90 minutes. The A1 makes travel to and from Temple Bruer so simple - I got so fed up with the M25 ‘car park’. It really is a beautiful part of the country with easy access to the Midlands and London and there are some fabulous restaurants nearby.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













KEY FEATURES

An exemplary rebuild of a huge barn converted into an extremely impressive home that has been designed with predominantly open plan living and has employed the best quality materials and fittings. A top quality stable block and open-fronted garaging, and around 5 acres of paddocks beyond are viewed from the property across an expansive garden. This is a superb opportunity to purchase a unique contemporary home and an exceptional equestrian property. Planning permission has recently been granted for a 50 x 30 metre sand and fibre menage.

The rural location is about 14 miles south of Lincoln, 16 miles northeast of Grantham where direct fast trains take an hour to King's Cross, and 14 miles east of Newark-on-Trent. Sleaford is around 6 miles south, excellent schools are in the area, and road and rail links are good.

- 5 generous en suite bedrooms, one downstairs
- Large dual aspect principal bedroom with dressing room and fully fitted en suite
- Contemporary, tiled main en suite with walk-in shower and double-ended bath
- Open plan living with a central kitchen area, dining to one side, living on the other
- 2 sets of bi-folding doors onto rear terrace
- Central staircase rising to impressive galleried landing, glass balustrading
- Second separate living room
- 17 ft. long study or home office
- Contemporary, circular log-burner by Arada
- Top notch, sleek, German fitted kitchen
- Integrated appliances including bank of 4 Miele eye-level ovens
- Miele induction hob and pop-up extractor
- State of the art LED lighting
- Entrance hall with downstairs WC
- Large, well-appointed utility room leading to walk-through plant room
- Expansive, encompassing, low maintenance garden, largely lawn and paved patios

Equestrian facilities and outbuildings

- Scotts of Thrapston, premium range, L-shaped stable block with clock tower
- 4 oversized stables, sealed 25mm rubber matting, auto waterfeeders, opening windows, front and back, with veranda
- Over 17 ft. long, fully lined and heated tack room
- Hot/cold wash bay, with sealed rubber matting and double doors
- Hay/storage barn with pedestrian side door and double doors
- Approx. 5 acres of paddocks with equine netting fencing
- Timber, open-fronted triple garage with pantiled roof
- Original open-fronted bays adjoining property for further storage or parking
- Spacious gravelled areas to park numerous vehicles
- Approved planning for a 50 x 30 metre sand and fibre menage





















INFORMATION

Location

The Barn is in a rural position lying about 14 miles south of Lincoln, and a similar distance east of Newark and the A1; the A17 is about 5 miles to the south and the A15 is just over a mile east. The enclave within which Knights Templar Barn sits is a charming collection of farmhouses and old barns converted into dwellings surrounded by far reaching Lincolnshire countryside.

Temple Bruer was once the second wealthiest Templar preceptory (a monastery or community) in England, after London. The surviving 13th century tower, next to Knights Templar Barn, originally formed part of the Templar church and is safe to venture inside to see the walls covered in masons' marks and centuries-worth of symbols carved into the stone.

Grantham train station is less than a half hour drive and with fast trains to central London taking around an hour, it is possible to commute.

Schools

The village of Welbourn, just 3 miles to the west, has a Church of England Primary School which is rated Good by Ofsted, and the Sir William Robertson Academy is an excellent state secondary school on the edge of Welbourn also rated Good. In Sleaford, 6 miles southeast, there are sought after grammar schools, Carre's Grammar School and Kesteven & Sleaford High School (for Girls) both rated Good. In Grantham about 17 miles south, there are further grammar schools, Kesteven and Grantham Girls' School and The King's School (for boys), both rated Outstanding by Ofsted. For private education, the Minster Schools (Prep and Senior) in Lincoln are highly regarded.



KNIGHTS TEMPLERS BARN, TEMPLE BRUER

GROUND FLOOR= 241.4 sq m / 2598.1 sq ft

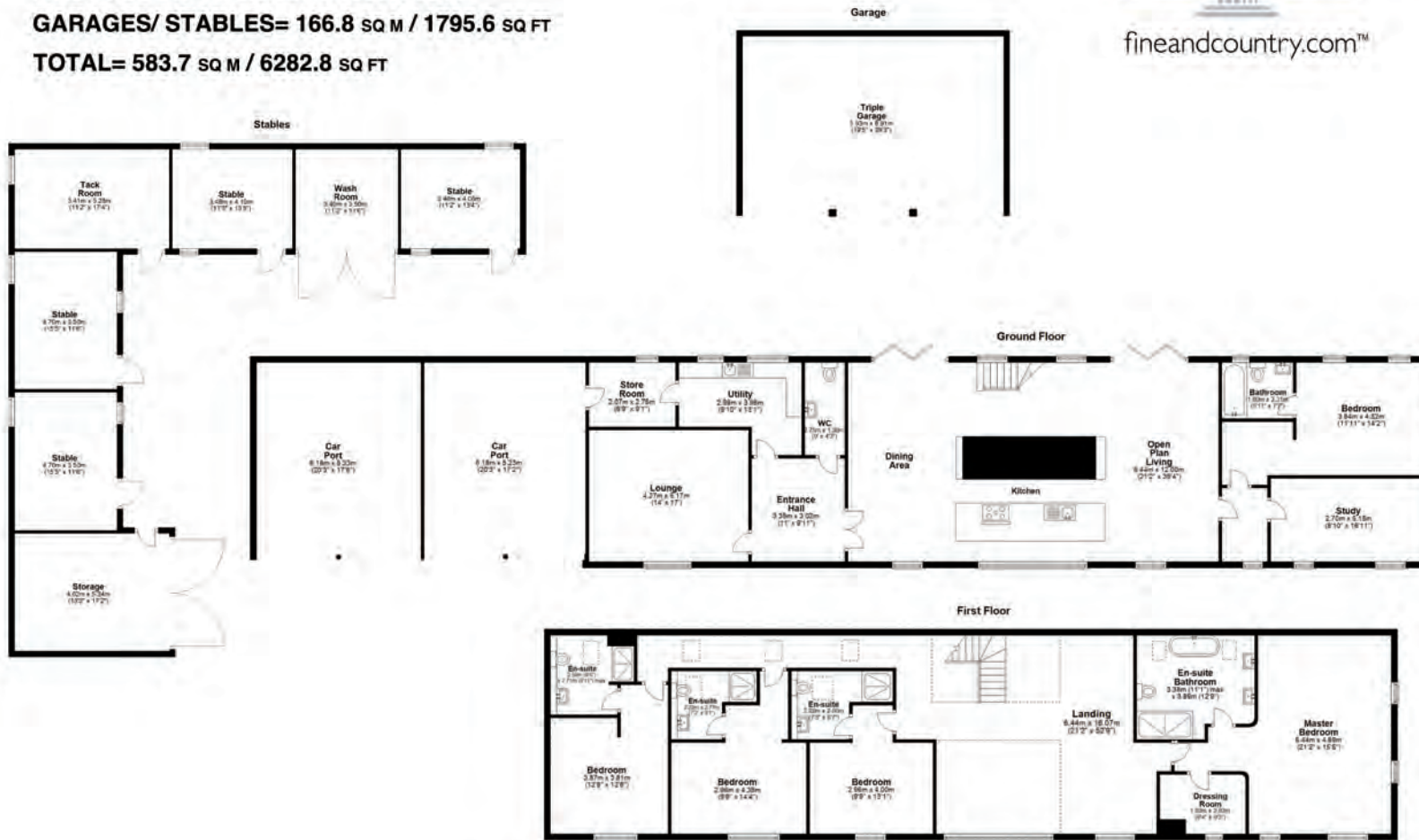
FIRST FLOOR= 175.5 sq m / 1889.1 sq ft

GARAGES/ STABLES= 166.8 sq m / 1795.6 sq ft

TOTAL= 583.7 sq m / 6282.8 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	64 B	68 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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