



The Old Granary  
Dairy Farm | Blankney | Lincoln | Lincolnshire | LN4 3BJ



# SELLER INSIGHT

“ We are only the second owners of the property since the barns were converted from a 150 year old dairy farm in 2004, coming here 15 years ago. It's positioned at the end of an old RAF runway which closed down in 1946 and returned to agricultural land in the 60s. The property is in the middle of an arable working farm. There are five properties here, in a horseshoe shape - four are two-storey barn conversions and one is a single-storey dwelling. We are the only one with equestrian facilities.”

“It's a very light and spacious home. We love the living room with tall windows and the log-burner making it so cosy in winter. We also like the way there is exposed brick and some of the original structural beams used as a feature here and there, a reminder of the building's past.”

“18 months ago fibre broadband was installed to the property itself so internet speeds are amazing and certainly more than adequate for our needs, but if you wanted to work from home it is now absolutely perfect.”

“The gardens are easy to maintain and secure if you have a dog. One aspect faces east and the other west and, with patios on both sides, there's always somewhere to sit in the sun.”

“The setting is beautiful. It is so quiet and we have lovely neighbours. We are at the end of a no through road so the only traffic is neighbours coming and going! It is idyllic for exercising the horses with so many places to hack out off-road such as across the Blankney estate, along Fen Lane, along the old railway line, and beside the River Witham. The wildlife is fantastic here too - we see red kite, buzzards, kestrels, woodpeckers, cuckoos, kingfishers, Canadian geese on the fields in summer, foxes, badgers and deer!”

“The two mobile stables we use as glamorous field shelters! They were originally fixed to the ground before we added the American barn but they have been put on drag skids so can moved around by any strong tractor with a tow hitch.”

“There is a livery yard up the road in Thorpe Tilney called Sandfields which is a really friendly community where you can ride out with the girls; you can also hire a 60 x 40 metre arena for just £15 a week to use any time you want. They often have clinics there for various aspects of riding.”\*

\* 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.





# STEP INSIDE

## The Old Granary

An immaculate barn conversion offers light, space and modern living combined with character from the past, and provides 4 bedrooms upstairs and large reception spaces downstairs including a dual aspect kitchen dining room and living room, and a study. As well as gardens to the front and back, a double garage and adjoining workshop or storeroom, superb equestrian facilities with approximately 2 acres of paddocks are on the doorstep.

Although in a tranquil rural position, the well served village of Metheringham is only 2 miles away and even has a train station connecting with Lincoln, Sleaford and Peterborough. Road links are also good with the A15 and the A17 nearby, and the A1 about a 30 minute drive.

- Immaculate, 2-storey dwelling converted from a barn in 2004
- Double-glazed timber framed windows and doors
- 4 bedrooms and fully fitted family bathroom upstairs
- Principal bedroom with dressing room and en suite shower room
- Well appointed, dual aspect kitchen dining room
- Fitted kitchen with integrated fridge and granite worktops
- Rangemaster electric cooker with 2 ovens and 5-ring induction hob
- Mobile oak-topped island/breakfast bar
- Utility area with space and plumbing for washing machine and dryer
- 20 ft. dual aspect living room with log-burner and feature beams
- Light, spacious entrance hall; study; downstairs WC
- Nest controlled central heating
- Fibre broadband to the property
- Low maintenance front and back gardens with lawns and patios
- Gravel drive with parking for up to 5 cars
- Double garage with large, adjoining store/workshop

### Equestrian Facilities

- American timber barn, half-lined with OSB, with tin roof
- Sliding timber doors into main forecourt/walkway with drain
- 2 large, internal stables approx. 15' 4" x 11' 3"
- Very generous, internal feed/tack room 14' 5" x 13' 6"
- Hay store 15' 1" x 20' 5", internal door and external double doors
- Circular 18 m. diam. American lunge pen in rubber and silica sand
- Approximately 2 acres of paddocks enclosed by post and rail
- 2 adjoining 11'2" x 11'9" mobile stables
- Excellent off-road hacking along numerous, attractive bridlepaths

Services: Mains electricity and water; private drainage; oil-fired central heating (Nest controlled)  
Local Authority: North Kesteven District Council  
Council Tax Band: D  
Tenure: Freehold

















# INFORMATION

## The Old Granary

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### Location

The property is situated in an exceptionally quiet rural area, however, the nearby village of Metheringham offers a range of facilities including several village stores and pubs/restaurants, 3 fish and chip shops, 2 pizza/kebab takeaways, an Indian restaurant/takeaway, a children's nursery, a vets' practice and a doctors' surgery. The village railway station connects directly with Lincoln (12 mins), Sleaford (20 mins) and Peterborough (65 mins). Grantham's high-speed rail network to London King's Cross (around 60 mins) is about a 40 minute drive. The A15, the A17 and the A1 are within easy reach, the latter at Newark about half an hour's drive, also at Grantham for the South.

The characterful Edwardian inland resort of Woodhall Spa is only about 5 miles east and is famous for The National Golf Centre with its Hotchkin heathland course, one of the top in the world. The little town provides a wonderful selection of independent shops, tea rooms, restaurants as well as the unique Kinema in the Woods and the superb outdoor heated swimming pool at Jubilee Park. The Petwood Hotel is steeped in British history, once home to the legendary 617 'Dambusters' squadron, and offers award-winning food, afternoon tea and special events surrounded by acres of beautifully landscaped gardens.

The historic and vibrant cathedral city of Lincoln (13 miles) has a comprehensive and diverse range of shopping, dining, and cultural amenities. The two most notable attractions are the spectacular 11th century cathedral and the castle at the heart of the city's cultural Cathedral Quarter. Lincoln has two universities, the University of Lincoln and Bishop Grosseteste. The rich aviation history of Lincolnshire can be explored further at the International Bomber Command Visitor Centre in Lincoln.

### Schools

The area benefits from an excellent range of schools including Mrs. Mary King's C of E Primary School, Ofsted-rated Good, in the nearby village of Martin. For secondary education, Carre's Grammar School (for boys) and Kesteven and Sleaford High School (for girls) are in Sleaford (13 miles/20 mins), so too St. George's Academy, all Ofsted-rated Good. In the village of Welbourn (12 miles/20 minutes) there are is another Good state secondary school, the Sir William Robertson Academy. Exceptional independent schooling is available at St Hugh's School (ages 2-13 years) in Woodhall Spa (5 miles), and at the Lincoln Minster School, a co-educational day and boarding school (2-18 years) in Lincoln (12 miles/20 mins).



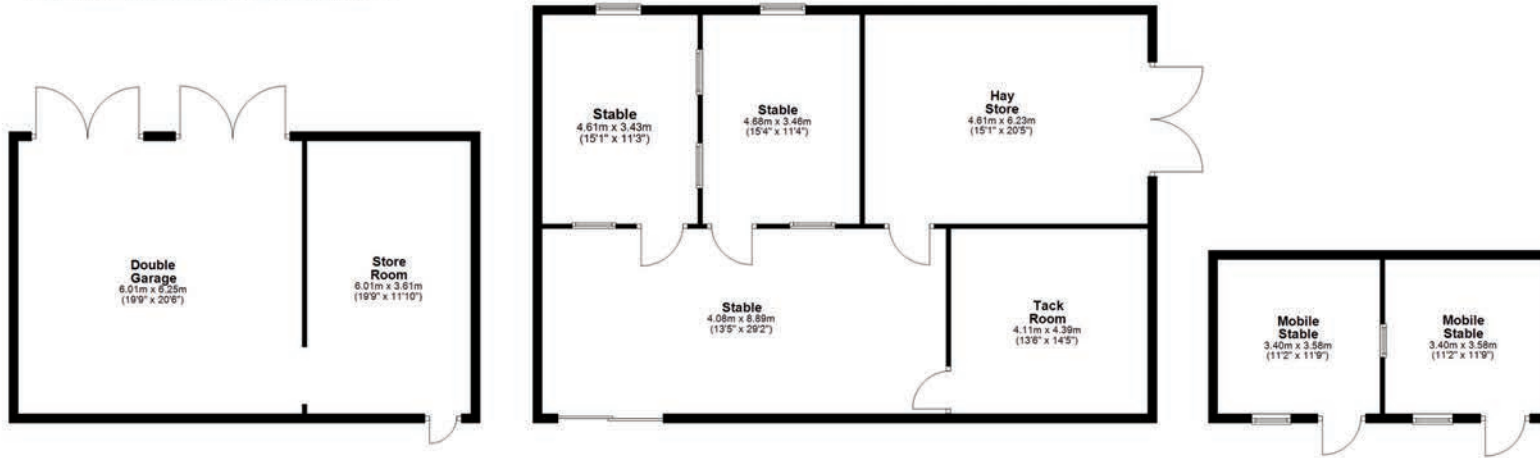
# THE OLD GRANARY, BLANKNEY

GROUND FLOOR= 78.9 SQ M / 849.6 SQ FT

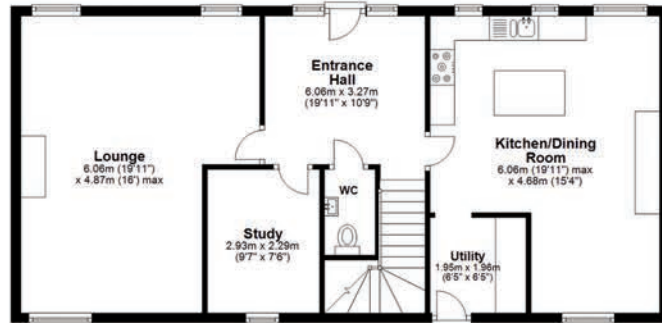
FIRST FLOOR= 78.9 SQ M / 849.6 SQ FT

GARAGES & STABLES = 202.2 SQ M / 2177 SQ FT

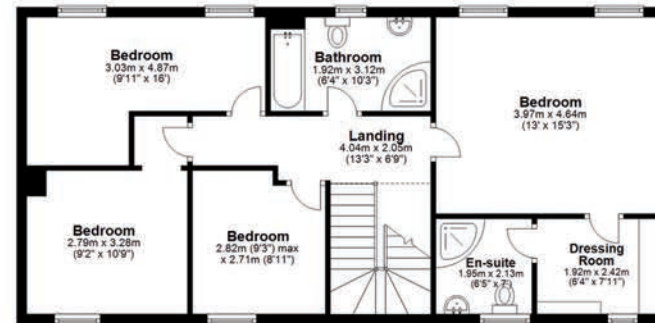
TOTAL= 360 SQ M / 3876.2 SQ FT



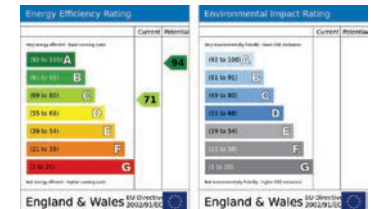
Ground Floor



First Floor



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Plan produced using PlanUp.



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