

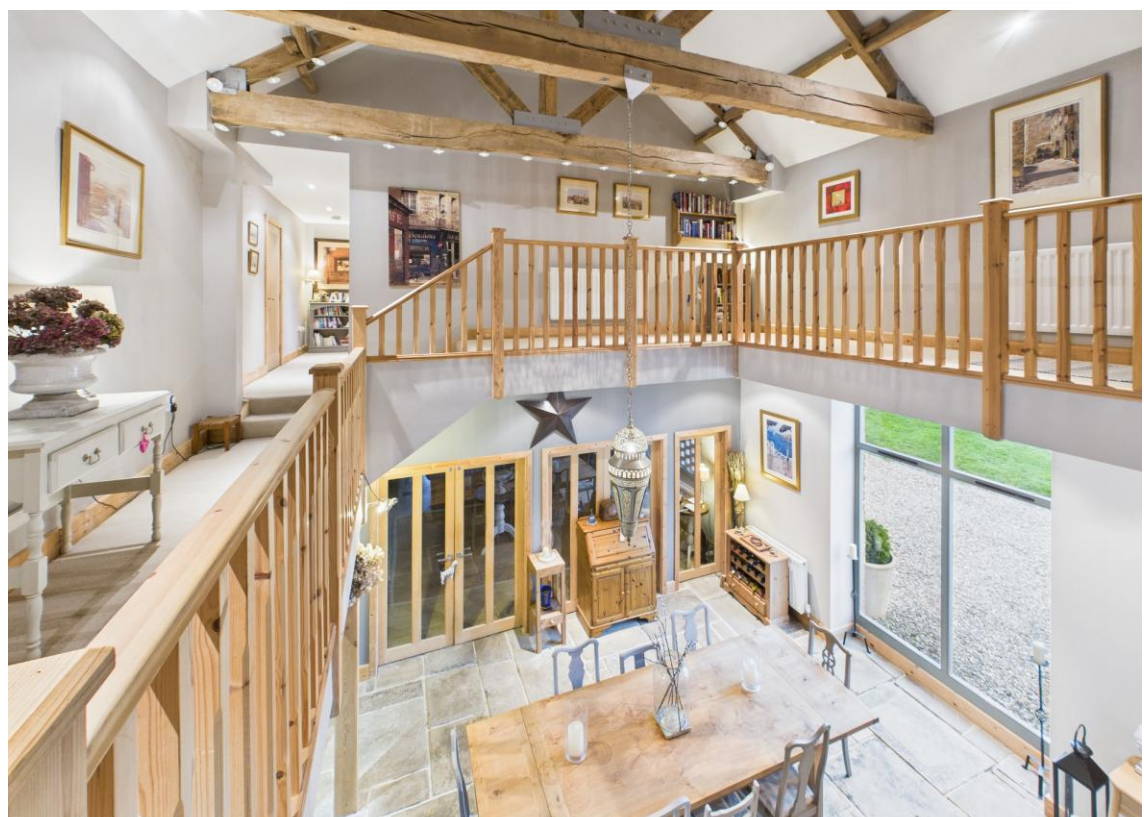


The Granary
West Torrington, Market Rasen. LN8 5SH.

what3words: Roughness.Reminds.Stump

BELL







The Granary West Torrington

The Granary is an immaculately presented, late 19th Century barn; intelligently converted to provide high-quality accommodation over 2700 sq ft, with original features throughout sympathetically incorporated. These include original flagstone slabs laid to floor the entrance hall/dining room, used when the buildings were a working farm; while local craftsmen created units for the kitchen, living room, utility and dressing room and much of the property is decorated with Farrow & Ball paints.

Part of a four-strong development, the property is located in a rural position with a courtyard style, south-facing garden; front lawn, gravelled drive and double garage plus store. The property enjoys views to the North and West across arable farmland beyond the hedged boundaries; the distinctive silhouette of Lincoln's hill-top, Norman Cathedral visible on the horizon.

Accommodation begins with a centre-piece, full height dining hall, with galleried landing above; accessing the wide kitchen, and spacious lounge, with utility and entrance space completing the ground floor. The first provides four bedrooms, including master with en suite, walk in wardrobe and mezzanine storage space; bedrooms two and three also with en suite shower rooms.

West Torrington is a rural hamlet located north of the popular Georgian market town of Horncastle; within four miles of well-served Wragby. A greater range of amenities can be found in the town of Market Rasen, while the county city of Lincoln is just 15 miles away.

**** Viewing is essential to appreciate the scale & quality of accommodation on offer****





ACCOMMODATION

The property is entered to the side, beginning with a small cloakroom space before opening out to the full height, centre-piece **Dining Room**: with windows to the front overlooking the lawned space and gravelled approach; classic stone flooring and open, vaulted ceiling and perimeter gallery above.

Two pairs of glazed, double doors lead through to the **Lounge** – with wood double glazed French doors out to the side and windows set with original breeze brickwork; wood laminate flooring.

Stepping down from the dining room is the wide breakfast kitchen, with versatile table or snug space at one end. Enjoying a modern kitchen with units to two walls plus the central, angled island with butler's sink; breakfast bar seating space is provided alongside space and connections for a range cooker. Polished tile flooring ensures a contemporary style throughout, with South-facing full-height windows and two sets of double patio doors providing a wealth of natural light and access to the decking space, perfect for hosting, at the front of the courtyard style, private garden.

A wood door leads through to a useful **Utility** with low level W/C, storage units, sink and space and connections for washing machine and dryer.

Carpeted stairs with wood spindle and balustrade lead up to the gallery landing, on three sides of the open dining room ceiling. With an exposed feature brick wall to the fourth face; the landing provides a sense of being 'amongst the rafters' with wood purlins overhead. Doors leading to the **Three Bedrooms, all with En Suites** including, at the far end, a **Master** with En Suite Shower Room, **Walk in Wardrobe** and **Mezzanine Store** – accessing the full-length loft space.

The first floor is complete with a **Bedroom Four / Dressing Room**, and **Family Bathroom**.





OUTSIDE

The property is approached up an, initially, shared, gravelled access, leading to the private drive across the North side of the house and to the archway beneath which is the front door. A green oak and tile, covered garage provides two parking spaces (total 17' x 17') plus a full-depth Shed (approx. 5'10 wide). Lawned grounds are laid out to the front, spanning the width of the property.

Accessed from the archway is the beautiful, South-facing, private walled garden, with ideal entertaining space in the form of substantial decking off the kitchen. The lawn is circled by a gravelled path, with mature flower beds to one side and useful brick storage.

East Lindsey District Council – Tax band: E

EPC: D

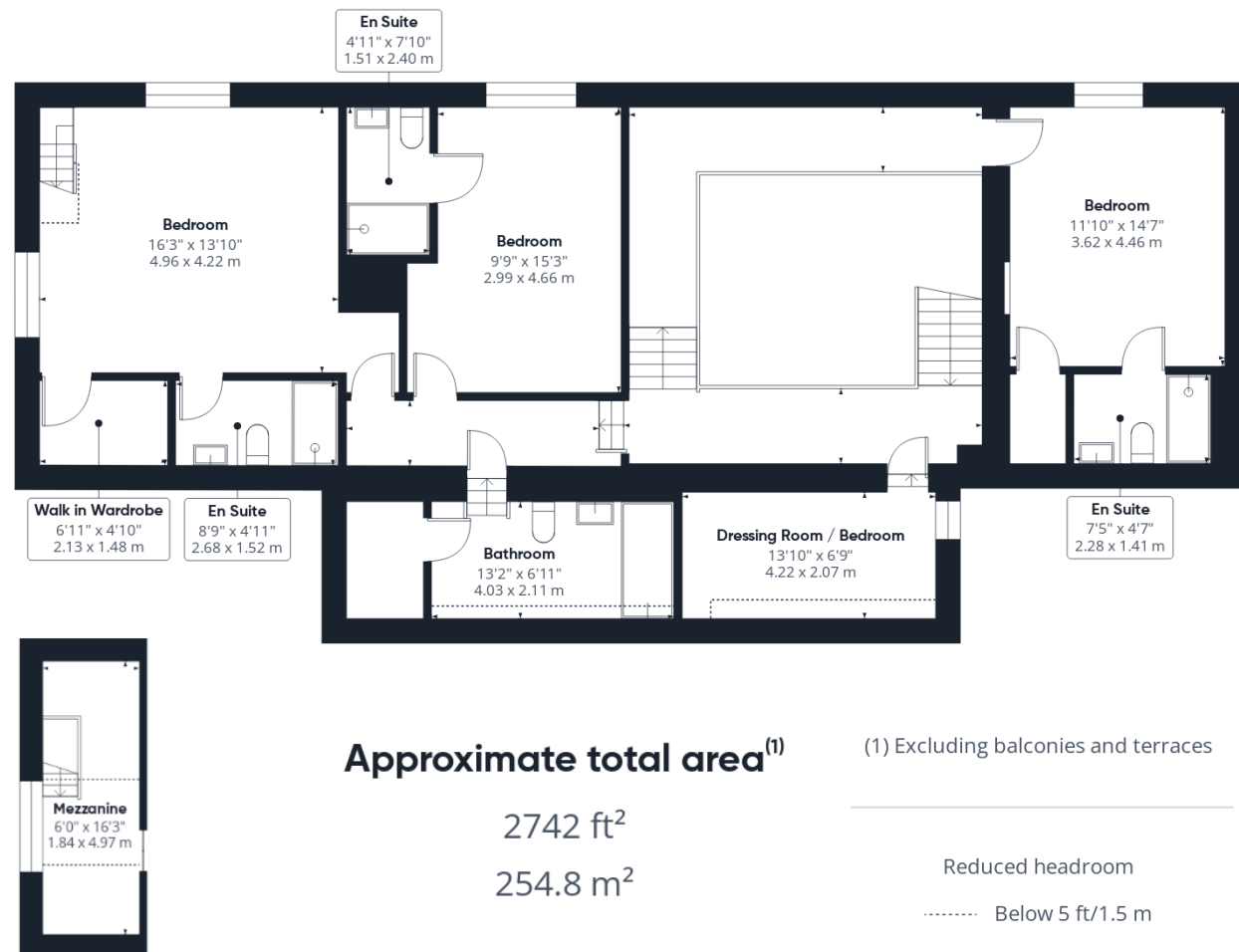
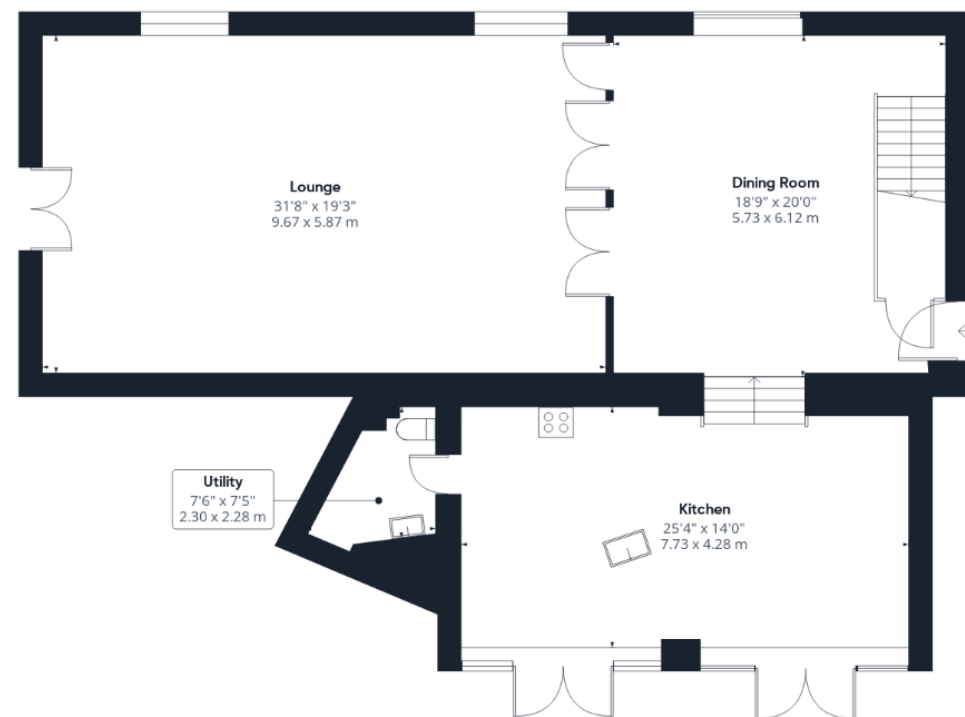
LPG Gas central heating, shared private drainage system

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
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Brochure prepared 15.12.2025







Approximate total area⁽¹⁾

2742 ft²

254.8 m²

Reduced headroom

82 ft²

7.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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