



# CHURCH LANE ROPSLEY











## *Country Home With 2 Additional Cottages/ Annexes & Outbuildings*

A recently renovated and extended character home with farmhouse style, offering a range of outbuildings including a 1 bedroom cottage and a 2 bedroom barn annexe (both currently run as successful holiday lets but equally suitable as multi-generational living spaces), a separate barn with workshop and wood store, a laundry/utility room and a further large barn area with loft room above, currently used as storage but could have many uses, such as games room or home business premises.

The main property offers accommodation comprising an entrance porch opening into a light entrance hallway with cloakroom, spacious living room with wood burner and an impressive open-plan living kitchen with breakfast bar, double doors opening out to terrace area and a study space off. Stairs rising to the first-floor lead to a master suite with dressing room and modern bathroom, two further bedrooms and a shower room. Due to the current owner's renovation of the property (including significant improvements to insulation, installation of underfloor heating, rewiring, new windows and complete interior replastering throughout), the main house has an EPC rating of C which is excellent for a character property of its age.

Appletree Cottage adjoins the main property and is successfully run as a holiday cottage, but could be converted into further accommodation for the main house or would make a perfect annexe. The cottage offers an entrance porch, cloakroom, open-plan living space with a modern kitchen, wood-burner to the sitting area and access to its own private garden which is fenced off from the main property. The first floor offers a double bedroom and shower room. Appletree Cottage has a separate access and enclosed garden, so in future could be sold as a separate dwelling subject to securing a separate title deed if desired.

Further details can be found online at: <https://www.cottages.com/cottages/apple-tree-cottage-ukc3367>

Church Barn is detached from the main property and is also successfully run as a holiday cottage, being approved for disabled use with a ground floor bedroom and shower room, contemporary fitted kitchen with a spacious living/dining area with wood burner and mezzanine above which leads to the second bedroom and WC.

The other half of Church Barn offers a large storeroom with stairs to a loft room above and utility/laundry room with WC at the side.

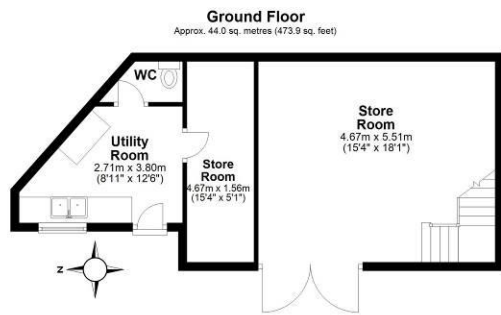
Further details can be found online at: <https://www.cottages.com/cottages/church-barn-ukc4387>

There is a further outbuilding which offers a workshop and barn area for storage.

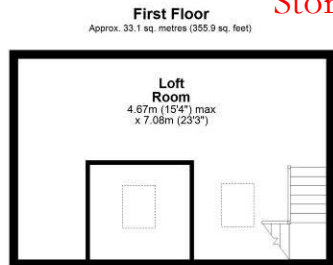
Externally, the property is set back from the road and approached by a gated spacious gravelled driveway which provides parking for several vehicles. Positioned in the heart of the village overlooking the neighbouring St Peter's Church. Ropsley is an attractive village ideally located approximately 5 miles from Grantham, with mainline trains to London Kings Cross in around 70 minutes. The village offers amenities including village hall, primary school, well-rated public house and the village has recently been awarded 'best kept village' by SKDC for 2022.

The surrounding areas of Sleaford, Bourne and Stamford are within easy reach. The rolling countryside that surrounds the village provides attractive walking with a public footpath joined directly opposite the cottage.

The 3 properties are to be sold as a whole.

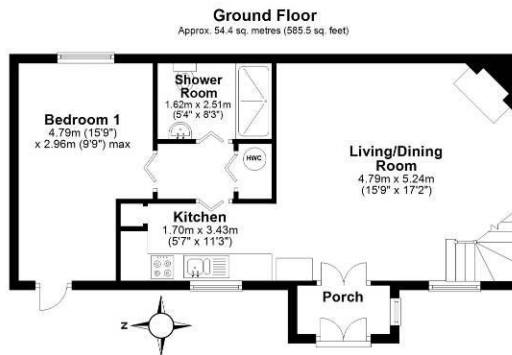


Store Barn

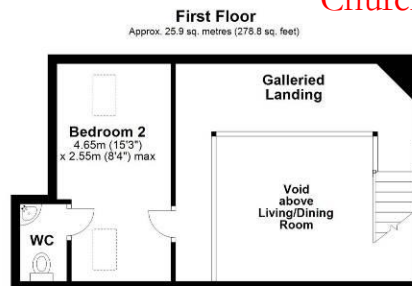


Total area: approx. 77.1 sq. metres (829.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

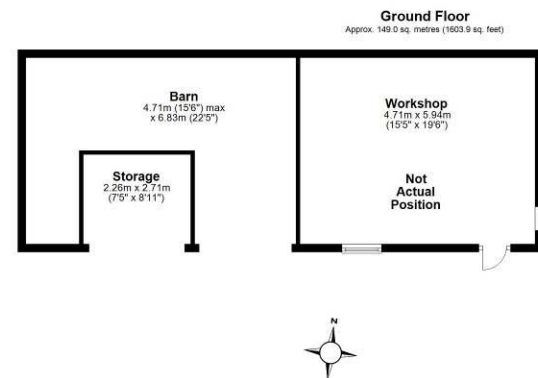


Church Barn

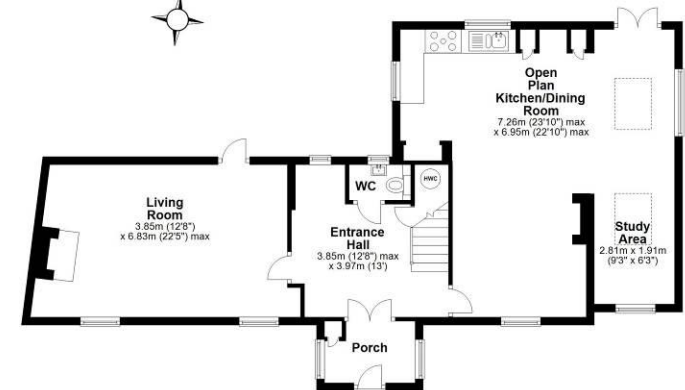


Total area: approx. 80.3 sq. metres (864.4 sq. feet)

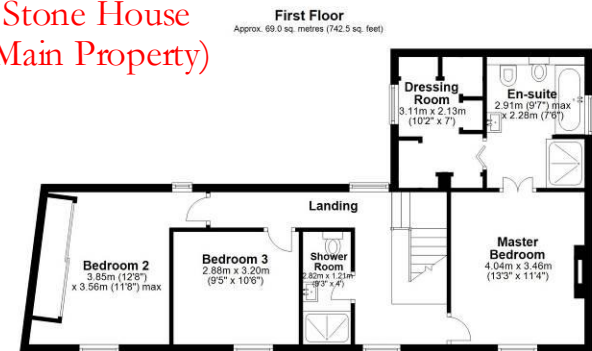
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Workshop  
Store House

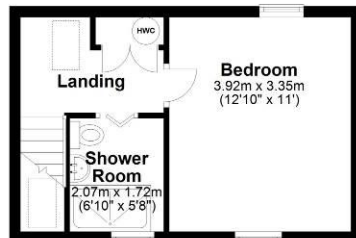


Stone House  
(Main Property)



Total area: approx. 218.0 sq. metres (2346.4 sq. feet)

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Appletree Cottage

Total area: approx. 51.7 sq. metres (556.7 sq. feet)

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