



1 Grange Farm Barns, West Lane

| Baumber | LN9 5NG

£950 Per Month



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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RARE FIND! Nestled in the charming village of Baumber, this exquisite, Fully Furnished barn conversion on West Lane offers a unique blend of rustic charm and modern living. With two bedrooms and two stylish bathrooms, the bungalows unique layout allows your guests to have their own space ensuring privacy. This property is perfect for those seeking comfort and elegance in a tranquil setting.

As you enter to the main hallway you instantly realise the quality of the fixtures and fittings. You are greeted by an inviting open plan kitchen, living, and dining area, designed to create a warm and welcoming atmosphere with log burner and bi-fold doors. The space is furnished to a high standard, ensuring that every corner of the home exudes sophistication. The fully equipped kitchen is a delight for any culinary enthusiast, providing all the necessary amenities to prepare delightful meals.

Furthermore the bungalow boasts of a convenient utility space and beautifully maintained gardens, offering a serene outdoor space to relax and unwind. Whether you wish to enjoy a morning coffee in the sun or host a gathering with friends, the gardens provide a perfect backdrop for all occasions.

This barn conversion is not just a home; it is a lifestyle choice, combining the beauty of rural living with the convenience of modern amenities. With its tasteful furnishings and thoughtful design, this property is ready for you to move in and make it your own. Don't miss the opportunity to experience the charm of Baumber in this stunning residence.

- Village Location
- Open Plan Living
- LPG Heating
- Four Miles From Horcastle
- Excellent Fixtures And Fittings
- Wood Burner



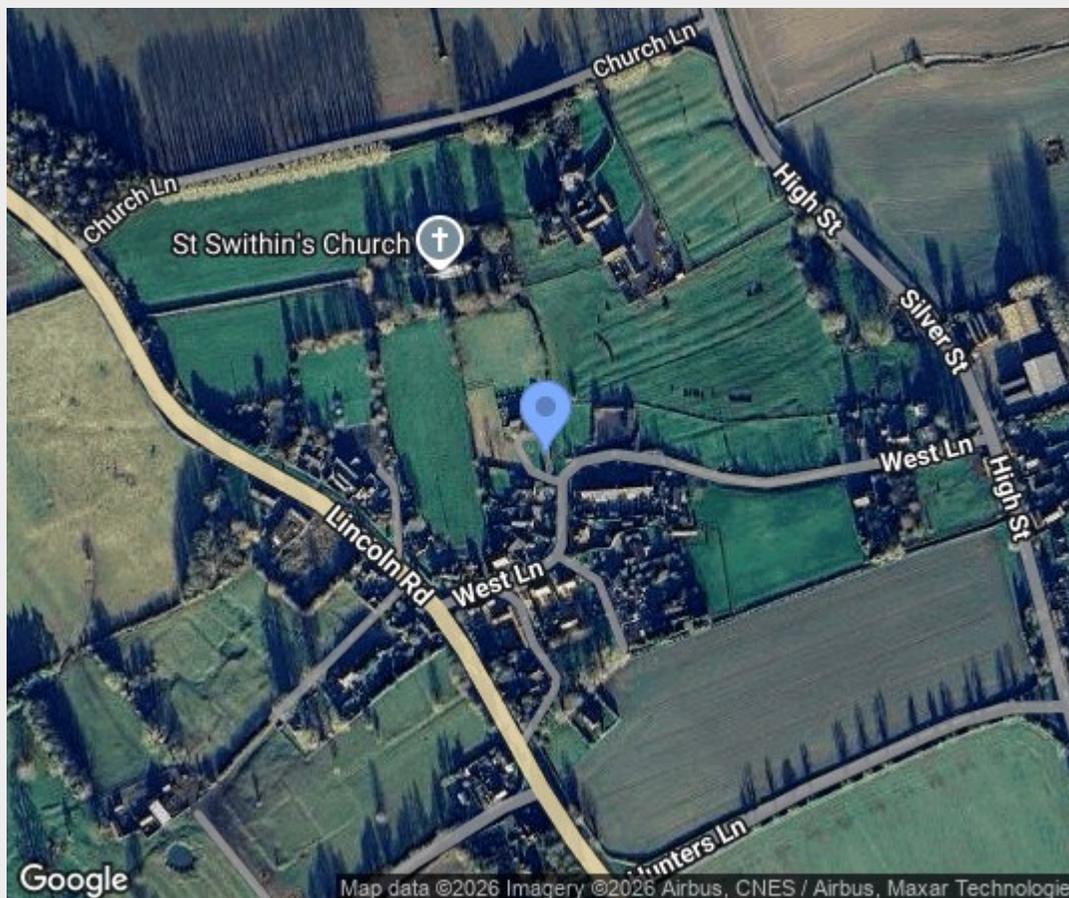




A wooden fence with a sign that reads "Grange FARM BARNS". The sign is rectangular with a black border and a light-colored background. The word "Grange" is written in a large, elegant, black script font, while "FARM BARNS" is in a smaller, bold, black sans-serif font. The fence is made of weathered wooden posts and rails. In the background, there is a red brick building and some greenery.

Grange
FARM BARNS





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.