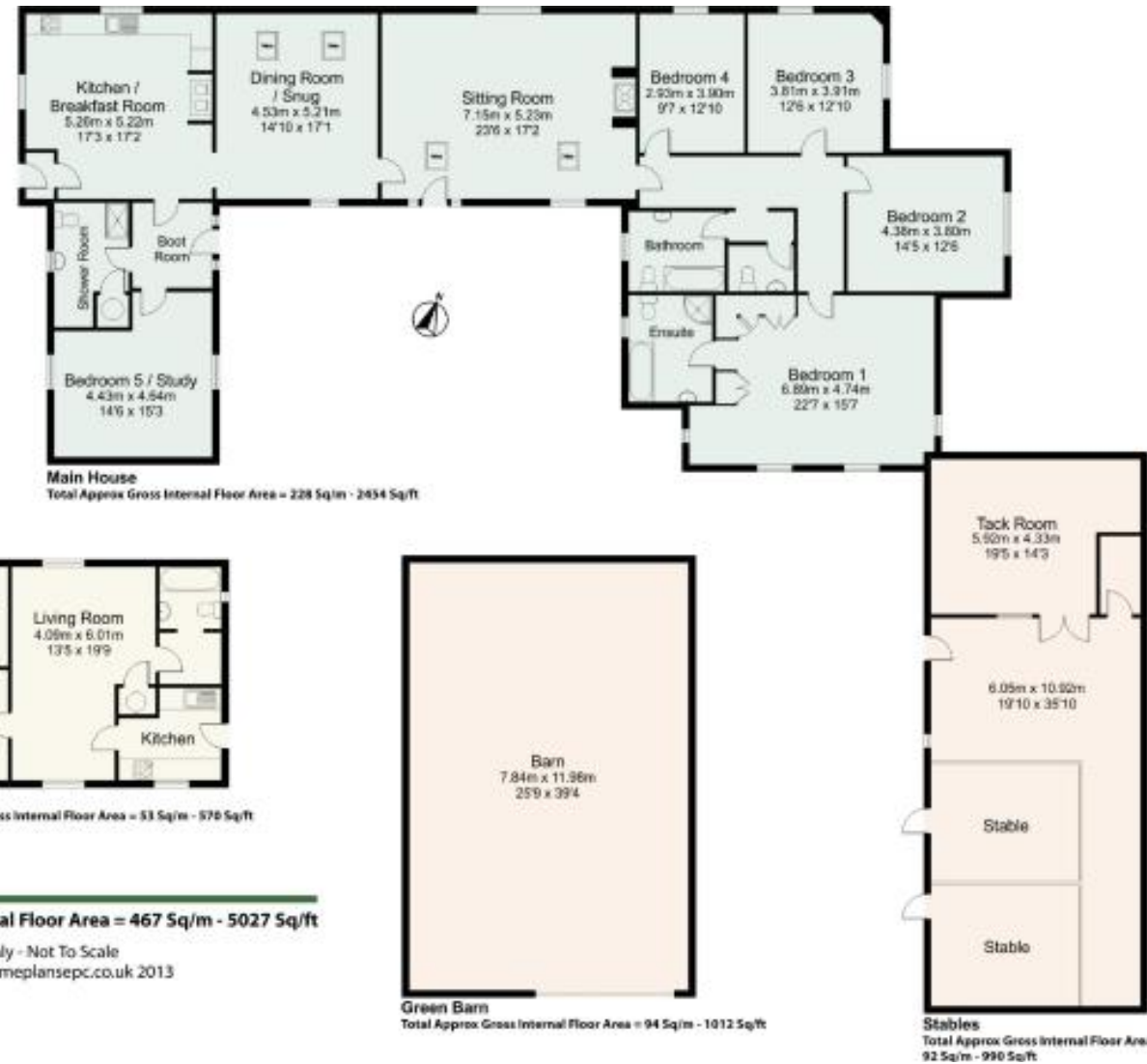


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Stable Court, Barn Farm, Station Street, Rippingale, PE10 0TD

£925,000 Freehold

Winkworth are proud to present a rare gem in Rippingale, this stunning property boasts a five-bedroom character barn conversion with a detached annexe and over 5 acres (subject to confirmation). Ideal for equestrian enthusiasts, the property features top-notch facilities including stabling, a menage, and expansive paddocks. Additionally, a barn with Class Q planning permission for conversion to a separate dwelling, complete with its own paddock, offers a valuable investment opportunity. The main property benefits from a spacious living room with a cozy wood burner, a second sitting room, and a contemporary open-plan breakfast kitchen featuring a traditional Stanley range, this home offers the perfect blend of style and functionality. The accommodation includes a convenient rear porch, a comfortable double bedroom with a modern shower room, and a hallway leading to four additional bedrooms. The master bedroom impresses with a generously-sized ensuite bathroom, while a further family bathroom caters to the needs of the household.

The detached annexe in need of updating boasts two double bedrooms, a spacious living room, kitchen and a bathroom providing a perfect space for guests to stay.

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**Cloakroom** - Fitted with low level WC, pedestal wash hand basin, wood floor, radiator

**Master Bedroom** - 22'7" x 15'6" (6.88m x 4.72m) Windows to three sides, two radiators, built in wardrobes and spotlights

**En Suite** - Window to the side, fitted with matching suite comprising bath, low level WC, pedestal wash hand basin, tiled electric shower cubicle, wood flooring, spotlights and extractor

**Bedroom** - 12'9" x 9'7" (3.89m x 2.92m) Window to the side, radiator

**Bedroom** - 12'10" x 12'6" (3.9m x 3.8m) Window to the side and rear, radiator

**Bedroom** - 14'4" x 12'5" (4.37m x 3.78m) Window to the rear, radiator

**Outside** - The property is approached via a country lane up a tree lined drive with paddocks to the side leading to a gated entrance to the front of the property providing parking for numerous vehicles. The property has attractive gardens with lawns, pond and extensively stocked flower & shrub beds along with paved patio and decking.



**Outbuildings & Equestrian Facilities** - BRICK BARN c.50'4 x 19'9 brick construction set on a concrete base under a concrete sheet roof with light and power incorporating:

Stable c. 14'1 x 10'1

Stable c. 14'1 x 11'

Storage c. 14'1 x 13'6

Tack Room c.19'9 x 14'2

MULTIPURPOSE BARN c. 39'10 x 26'2 timber construction, box profile clad, set on a concrete base with roller door to the front, light and power

WORKSHOP c. 23'7 x 23'6 timber construction set on a concrete base, double door to the front, windows to side and rear

TWO BARNs each c. 150' x 46' timber construction with block lowers under a concrete sheet roof, set on a concrete base with double doors to the front, light and power

EXERCISE AREA c.30' x 20' enclosed by post and rail fencing and laid with sand and rubber

CHALET of timber construction comprising TWO BEDROOMS, BATHROOM, KITCHEN AND LIVING ROOM

**The Land** - An attractive block of mainly level mature pastureland divided into three paddocks and enclosed by a mixture of post and wire fencing with mature hedging and a mature broadleaf woodland coppice to two boundaries

## ACCOMMODATION

**Entrance Porch** - Door to the front, radiator and tiled flooring

**Kitchen** - 17'5" x 17'2" (5.3m x 5.23m) Semi-Vaulted ceiling with exposed timbers, inglenook fireplace housing oil fired Stanley range, fitted with matching range of wall and base units with wood worktops, inset sink, space for cooker and extractor, tiled surrounds, tiled flooring, radiator, windows to the front and side, integral fridge and freezer

**Dining Room** - 17'1" x 14'10" (5.2m x 4.52m) Semi-vaulted ceiling with exposed timbers, three Velux windows, window to the side, wood flooring, radiator, built in cupboards and bookshelves

**Inner Hall** - Door and full length window to the gardens, tiled flooring, radiator and spotlights

**Utility Room** - Window to the front, tiled flooring, space and plumbing for washing machine, radiator, extractor, low level WC, pedestal wash hand basin, tiled electric shower cubicle

**Study/Bedroom Five** - 14'6" (4.42) x 15'2" (4.62) narrowing to 11'6" (3.5) Windows to three sides, radiator and telephone point

**Living Room** - 23'5" x 17'1" (7.14m x 5.2m) Semi-vaulted ceiling with exposed timber and brick. two Velux windows, windows to both sides, door and full length window to the side, brick fireplace housing wood burning stove, two radiators, wall lights and television point

**Boot Room** - Radiator, spotlights and access to the loft

**Bathroom** - Window to the side, fitted matching suite comprising bath with mixer tap and shower head attachment, low level WC, pedestal wash hand basin, wood flooring, tiled surrounds, radiator, extractor fan and spotlights



## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold