



BY DESIGN

*Meadow House*

Mulberry Barns, Walcot, Lincolnshire, NG34 0FP

# A striking architectural design with outstanding craftsmanship throughout

Set within a tranquil and picturesque landscape in a truly exclusive setting, this impressive three-bedroom single-storey residence, constructed by Webster Homes, combines striking architectural design with outstanding craftsmanship throughout. Designed with excellent eco-credentials and finished to an exceptional standard, the property features a bespoke high-quality interior, a generous and highly desirable plot, a spacious driveway, and a detached oversized double garage. Grantham's high-speed rail network to London King's Cross is approximately 10 miles away, with the capital accessible in around 60 minutes.



# Accommodation

Meadow House forms part of Mulberry Barns, an exclusive collection of just four bespoke executive homes, positioned within the sought-after village of Walcot and enjoying far-reaching views across the rolling Lincolnshire countryside. Thoughtfully designed to combine contemporary living with a peaceful semi-rural setting, Mulberry Barns offers a rare opportunity to enjoy village life without compromising on connectivity, schooling or everyday amenities.

On entering this striking architectural home via a private entrance hallway, you are welcomed into a wonderful open plan vaulted space infused with the highest standards of quality, setting the scene for what is to come. The open plan family kitchen and dining area enjoys a vaulted zoned layout incorporating a quality Symphony kitchen with quartz work surfaces, an inset sink unit, and a range of Samsung appliances including a combination oven, full-height fridge, full-height freezer, recirculating downdraft induction hob, dishwasher and integrated bin. The kitchen is further complemented by a breakfast island with matching quartz surfaces. The space benefits from two windows to the side aspect together with a roof light window.

Adjacent to the kitchen is the lounge area, which enjoys a vaulted ceiling, media wall with TV point, and French doors with an additional door opening onto the rear aspect. The vaulted dining area benefits from French doors opening onto the side aspect, together with a further set of French doors leading onto the covered external entertaining area. This impressive family space is enhanced by thoughtfully designed LED lighting and LVT flooring throughout.

The bedroom and bathroom wing is accessed via a hallway with feature LED lighting and LVT flooring. Doors lead to the following rooms: the vaulted primary suite enjoys a window and French doors opening onto its own private terrace. The luxurious Cubico shower room features a quality suite incorporating a double-width shower cubicle with rainfall shower and additional mixer tap, wash hand basin with vanity unit, and low-level flush WC. This elegant space is further complemented by Porcelanosa tiled walls and flooring. The primary suite also benefits from a dedicated walk-in wardrobe area.

Bedroom two is a vaulted double room enjoying French doors opening onto the side garden, together with an additional area ideal for use as a home office, dressing space or walk-in wardrobe. Bedroom three is another double room with vaulted ceiling and French doors opening onto the side garden. Both bedrooms share the well-appointed four-piece family bathroom, comprising a freestanding bath with central mixer tap, shower cubicle with rainfall shower and additional mixer tap, wash hand basin with vanity unit, low-level flush WC, and a window to the side aspect. The bathroom is finished with Porcelanosa tiling to both the walls and floors.

Externally, the property is approached via a private road leading into Mulberry Barns and sweeping around to a secluded position where the detached double garage with electric doors is located, together with a driveway providing off-street parking for multiple vehicles. A secure gate gives access to the side aspect where paved sun terraces and lawned gardens can be found, extending around to the rear aspect where a further terrace is positioned. A notable feature of the property is the covered and enclosed paved veranda, allowing for al fresco dining and entertaining throughout the year. A private lawned garden area, accessed directly from the primary suite, can also be found to the side aspect. It should be noted that the property occupies a spacious and tranquil position throughout.



# Location & Schooling

Walcot is a charming Lincolnshire village, widely regarded as one of the most picturesque in the area, situated approximately one mile from the historic village of Folkingham and within easy reach of the market towns of Grantham, Sleaford and Bourne. Surrounded by open countryside, the area is renowned for its beautiful rural landscape, walking routes and relaxed pace of life.

Nearby Walcot and Folkingham are both considered among the most attractive villages in the locality, with Folkingham noted in the Domesday Book of 1086 and retaining its historic market place, conservation area and strong sense of community. The village offers a popular public house, village shop with tea room, church, community hall and recreational facilities, creating a thriving yet traditional village atmosphere.

For a wider range of amenities, shopping and leisure facilities, Grantham, Sleaford and Bourne are all within convenient driving distance, whilst the historic city of Lincoln can be reached in around 30 minutes.

The area is particularly well served for education, with a choice of highly regarded primary schools in neighbouring villages including Billingborough and Osbournby, together with further options in the surrounding market towns.

Secondary education is exceptional, with access to highly regarded grammar and academy schools including The King's School, Grantham, Kesteven & Grantham Girls' School (KGGs), Kesteven & Sleaford High School, Bourne Grammar School and Carre's Grammar School, many of which benefit from strong Ofsted ratings and excellent academic reputations. School transport services operate throughout the surrounding villages.

Benefitting from an idyllic rural setting, Walcot is exceptionally well placed for commuters. Grantham is approximately 10 miles away, providing access to the East Coast Main Line with direct high-speed rail services to London King's Cross in around one hour, making it an ideal base for those travelling to the capital. Additional rail services are also available from Peterborough, while the nearby A15, A52 and A1 offer excellent road connectivity across the region.

The combination of open countryside, strong schooling, excellent transport links and nearby market towns makes Mulberry Barns an outstanding setting for families and professionals seeking an exceptional village lifestyle within an exclusive collection of just four executive homes.





# Webster Homes & Services

Webster Homes has earned an outstanding reputation for delivering exceptional homes defined by quality, character and craftsmanship. Founded in 1997 as a specialist boutique housebuilder focused on barn conversions and bespoke residences, the company has since developed into a highly regarded name across the East Midlands. Its portfolio now spans elegant new-build homes, imaginative conversions and thoughtfully restored properties, each one tailored to its setting and purpose.

At the heart of Webster Homes is an unwavering commitment to excellence. Every detail matters, from the earliest design decisions and careful selection of materials through to the precision of the final finishes. This dedication ensures that each home is not only beautifully designed but also executed to the highest possible standard.

The result is a collection of homes that feel considered, refined and truly special. Webster Homes continues to set itself apart through its craftsmanship and integrity, creating properties that offer lasting quality, timeless appeal and a genuine sense of distinction.

## Services

Services: Air source heating (underfloor heating), electric, water and Biodigester

Local Authority: North Kesteven District Council

Tenure: Freehold

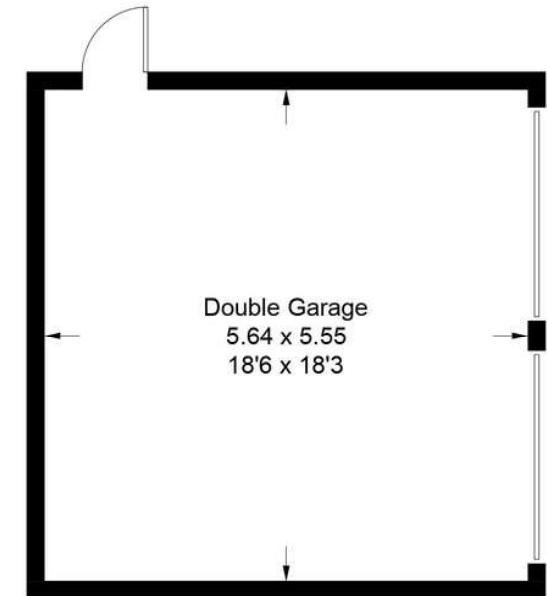
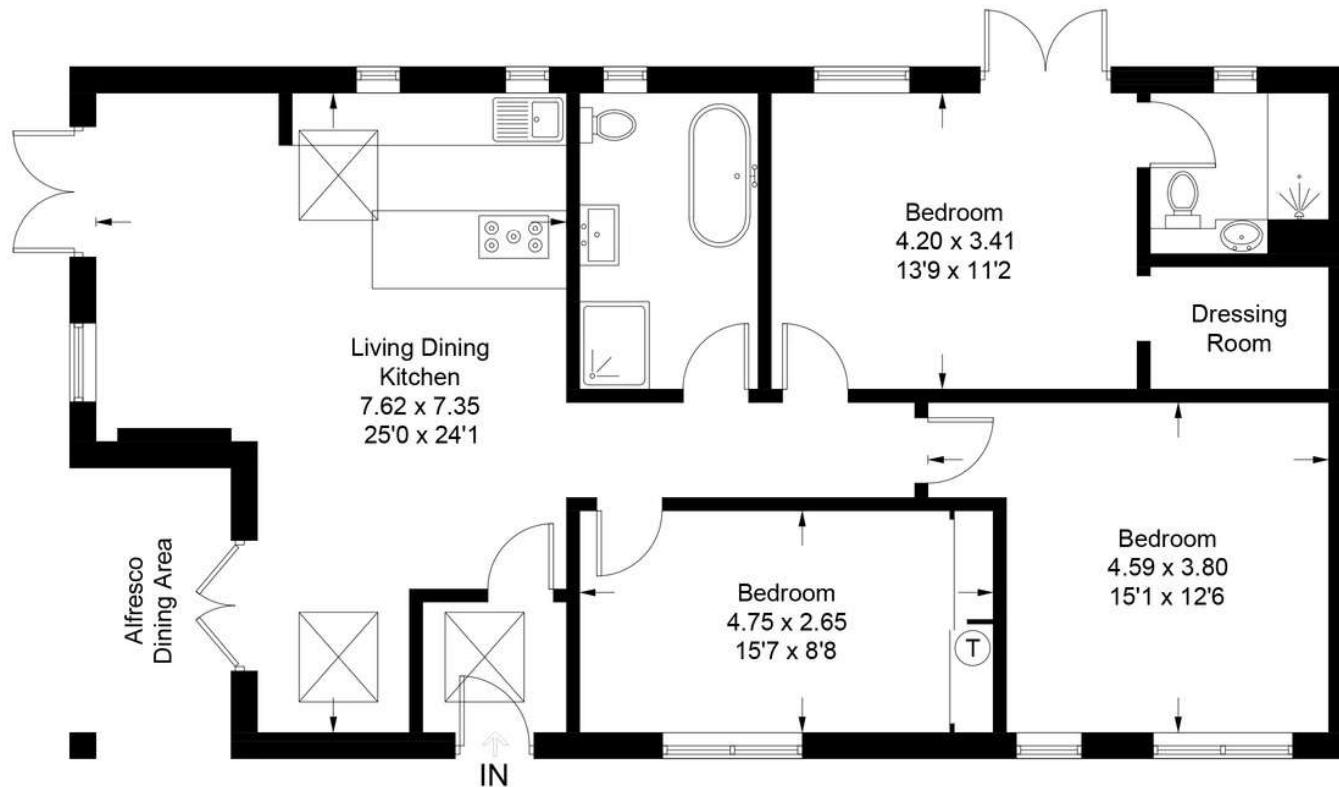
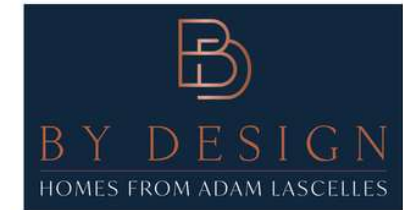
Council Tax Band: TBC | EPC Rating: TBC

Sat Nav: NG34 0SU



## Plot 4

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft  
Double Garage = 31.3 sq m / 337 sq ft  
Total = 129.9 sq m / 1398 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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National audience

*local knowledge*