



BY DESIGN

*Ironwood House*

Mulberry Barns Walcot, Lincolnshire, NG34 0FP

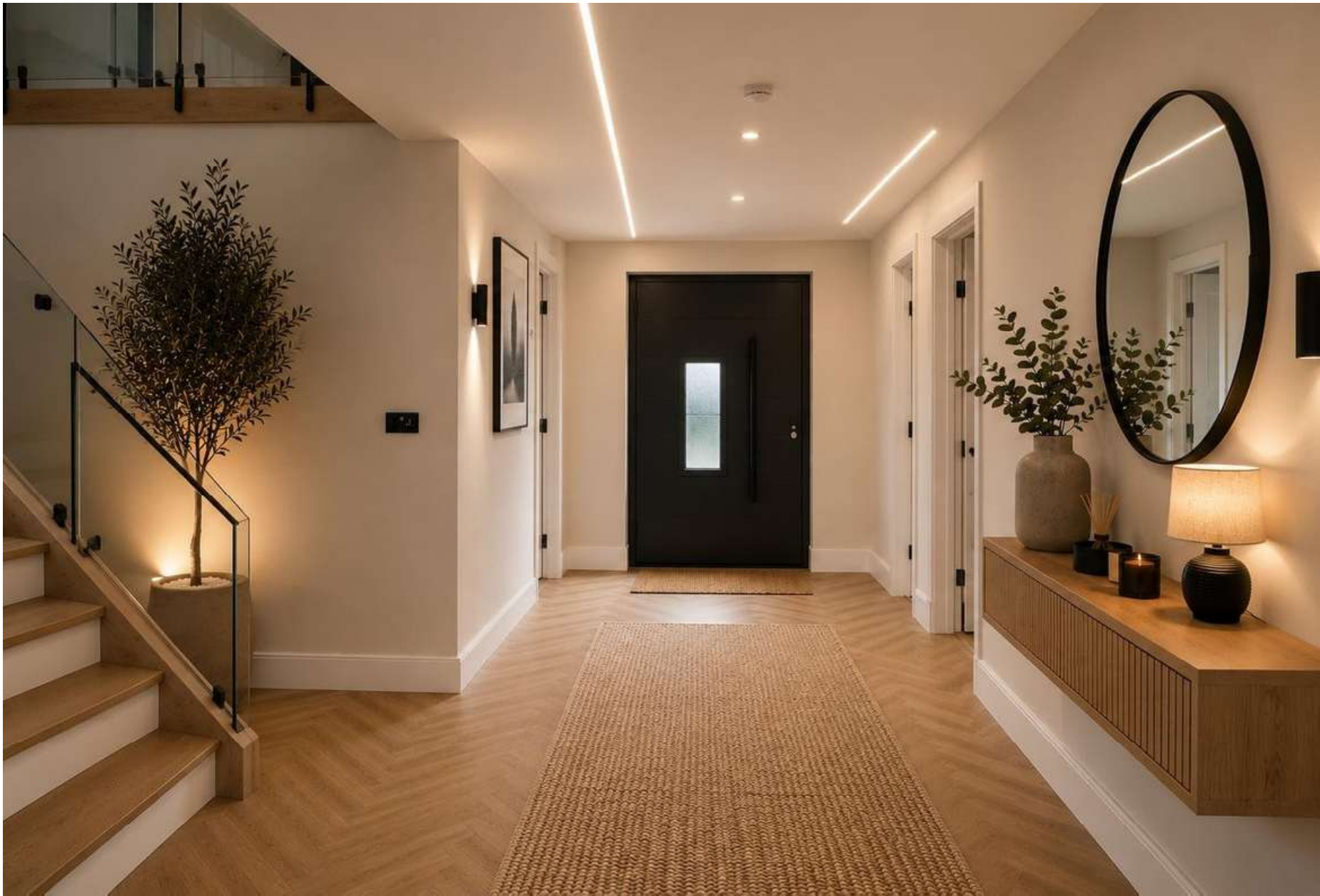
# A bespoke, high-quality and spacious executive home extending to 3,200 sq ft

Set within a tranquil and picturesque landscape in a truly exclusive and private setting, where far-reaching panoramic views provide the perfect backdrop, this exceptional five/six-bedroom residence, constructed by Webster Homes, combines striking architectural design with outstanding craftsmanship throughout. Designed with impressive eco credentials and finished to an exceptional standard, the property features a bespoke, high-quality and spacious interior extending to approximately 3,200 sq ft, a generous and highly desirable corner position enjoying panoramic countryside views, a spacious driveway for several vehicles, and an oversized detached double garage. Grantham's high-speed rail link to London King's Cross is located approximately 10 miles away, with the capital accessible in around 60 minutes.











# Accommodation

Ironwood 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, there is a high-quality Cubico cloakroom/WC with Porcelanosa tiling, a plant room, and stairs rising to the first-floor landing. Internal doors lead to the following rooms:

The kitchen is a notable feature of the home and includes a quality Symphony kitchen with quartz work surfaces and a range of Samsung appliances, including two combination ovens, fridge, freezer, recirculating downdraft induction hob and dishwasher. The kitchen space is further complemented by a breakfast island with matching quartz surfaces and inset sink unit. Adjacent to the kitchen is the impressive open plan family and dining area, which enjoys bi-folding doors opening onto captivating far-reaching countryside views, creating a truly exceptional backdrop.

From the kitchen, a private door leads to the utility room, which benefits from a range of Symphony units, quartz surfaces and inset sink unit, together with space and plumbing for a washing machine, space for a tumble dryer, a window to the front aspect and a door leading to the side aspect.

The lounge is a spacious and beautifully designed room benefiting from two sets of bi-folding doors that frame the far-reaching countryside views and open into the covered and enclosed paved veranda, allowing for al fresco dining and entertaining throughout the year. Positioned to the front aspect, the snug/playroom enjoys tall windows overlooking the frontage, while a separate study with full-height window further complements the ground floor accommodation.

The principal suite is an elegant and luxurious retreat, enjoying far-reaching views through an oversized full-height window. The accompanying Cubico en-suite shower room comprises a double-width shower cubicle with rainfall shower and additional mixer attachment, twin wash hand basins with vanity units, and a low-level flush WC. Porcelanosa tiled walls and flooring, together with a window to the rear aspect, complete this refined space.



# Accommodation Continued

Bedroom two offers another exceptional suite, benefiting from an oversized window overlooking the front aspect. The accompanying Cubico shower room is equally well appointed, featuring a double-width shower cubicle with rainfall shower and additional mixer attachment, wash hand basin with vanity unit, and low-level flush WC. Porcelanosa tiled walls and flooring, together with a window to the front aspect, provide an elegant finish.

Bedroom three presents a further impressive suite, distinguished by a vaulted ceiling that adds character and a sense of space, together with a window to the front aspect. The adjoining Cubico shower room includes a double-width shower cubicle with rainfall shower and additional mixer attachment, wash hand basin with vanity unit, and low-level flush WC. Finished with Porcelanosa tiled walls and flooring and benefiting from a window to the rear aspect, this room has been thoughtfully designed throughout.

Bedroom four enjoys side aspect views together with an impressive, vaulted ceiling and offers potential for purchasers to create a mezzanine level, subject to any necessary consents, providing additional sitting or sleeping accommodation if desired. Bedroom five is a spacious vaulted room benefiting from dual aspect far-reaching views. There is also a further versatile room, which could be utilised as bedroom six or alternatively as an additional home office or study.

Bedrooms four, five and six are served by a high-quality family bathroom enjoying far-reaching views and featuring a Cubico suite comprising a freestanding bath with central mixer tap, shower cubicle with rainfall shower and additional mixer attachment, wash hand basin with vanity unit, and low-level flush WC, together with a window to the side aspect. The bathroom is further enhanced by Porcelanosa tiling to the walls and floors.

Externally, the property is approached via a private road within Mulberry Barns and occupies a secluded corner position framed by open rear views. A detached double garage with electric doors is situated to the side aspect, together with a driveway providing off-street parking for several vehicles.

Occupying a generous corner plot, the property enjoys extensive garden areas extending to the rear and side aspects, together with spacious paved sun terraces where open countryside views can be enjoyed. The impressive covered and enclosed inset veranda takes full advantage of these wonderful surroundings, creating the ideal setting for year-round entertaining and outdoor dining. The rear gardens are further complemented by estate fencing.





# 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

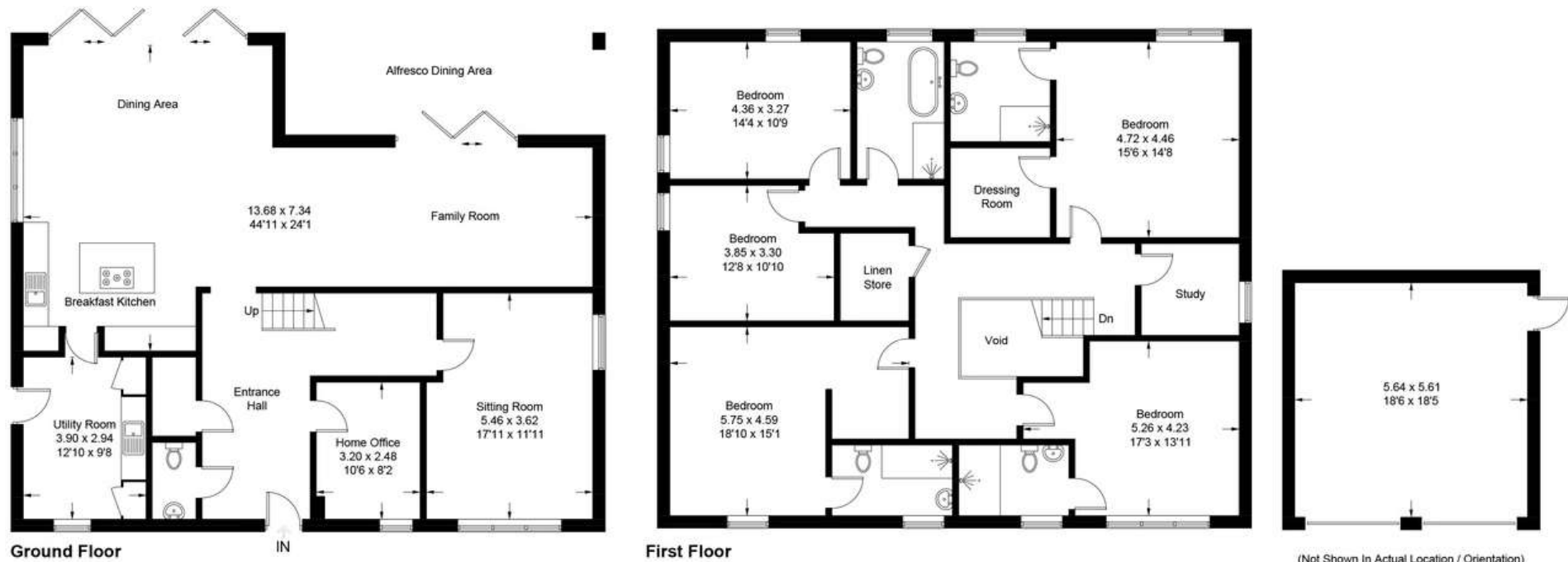
Council Tax Band: TBC | EPC Rating: TBC

Sat Nav: NG34 0SU



## Plot 2

Approximate Gross Internal Area  
Ground Floor = 138.7 sq m / 1493 sq ft  
First Floor = 156.2 sq m / 1681 sq ft  
Outbuilding = 31.8 sq m / 342 sq ft  
Total = 326.7 sq m / 3516 sq ft



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.



BY DESIGN

Adam Lascelles

[adam.lascelles@bydesignhomes.com](mailto:adam.lascelles@bydesignhomes.com)

01522 412802 | 07897 340172

[ByDesignHomes.com](http://ByDesignHomes.com)

National audience

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