



BY DESIGN

West Grange

Howell, Sleaford, Lincolnshire, NG34 9PT

A Charming Barn Conversion Infused with Character and Offering Open Views

West Grange is a distinctive unlisted barn conversion located in the rural hamlet of Howell. The property combines character and generous proportions with far-reaching rural views. Almost 3,000 sq ft of accommodation sits beneath vaulted ceilings and exposed timbers, with an impressive inglenook fireplace and stove forming the focal point of the principal lounge. Parts of the building are believed to date back to the eighteenth century, adding to its character and sense of place. The grounds extend to approximately 1.4 acres (subject to survey) and include two fenced paddocks with their own separate vehicle entrance, well suited to those wishing to keep a pony or horse.











Accommodation

West Grange is a barn conversion of genuine age, set in the quiet rural hamlet of Howell, comprising of just 11 properties with the church of St Oswald's at its heart. Converted in the late 90's parts of the building are believed to date back to the eighteenth century, and the conversion has retained much of the original structure on display. The property is unlisted, allowing greater freedom to adapt it, and the improvements made by the present owners have been carried out with considerable care and attention to detail.

The accommodation extends to almost 3,000 sq ft. A spacious reception hall, with exposed brick detail, leads into a separate living room or snug, offering a quieter space for the family, with double doors opening onto the front aspect and a high feature window. The principal lounge is over 30 ft long and rises into the vaulted roof, with exposed timbers overhead. Recently fitted engineered oak flooring complements both the scale of the room and the age of the building, while a large inglenook fireplace with a multifuel stove form the focal point.

A further hallway, with exposed brick detail and doors to the front and rear aspects, connects the lounge to the principal suite, creating a self-contained wing if required. The vaulted farmhouse kitchen is a standout feature, with a dual aspect and a substantial quartz central island providing additional storage and a breakfast bar. It is fitted with a range of appliances, including a Smeg range cooker, and there is a separate utility room.

The principal suite is generous, with a mezzanine level providing additional space, potentially well suited to a study or reading area. There is a separate dressing room and a four-piece en-suite bathroom with a freestanding bath. The guest wing has three further double bedrooms, each with vaulted ceilings, which share the family bathroom. Bedroom five lies in a separate wing with access to its own shower room/wc and would work equally well as a home office. The layout suits a growing family, a household that regularly welcomes guests, or buyers looking for flexible multigenerational living.

The house is approached through an extensive gated and walled courtyard, with generous parking and access to the oversized double garage. The garage measures over 26 ft by 20 ft and has recently been modernised with two independently remote operated electric roller doors.

To the rear, a side wooden gate suitable for additional vehicle access opens onto a block paved area. The gardens include generous lawns, a raised patio, mature flowers and shrubs, raised planting beds and gravelled seating areas, giving several places to sit and dine outside.

Beyond the formal gardens are two interlinked grass paddocks, both fenced and reached through their own separate vehicle entrance to the side of the land. They can be used independently of the house and the main courtyard, which makes them practical for keeping a pony or horse at home. An electricity supply runs to the paddocks, and water could be run from the house. A shed on the land will remain with the property. Any equestrian use would be subject to the necessary consents. For buyers without horses, the paddocks provide open ground within the plot of approximately 1.4 acres (subject to survey) and a peaceful rural outlook.









Location, Schooling & Services

West Grange stands in a quiet position in Howell, a small hamlet of 11 properties about four miles east of Sleaford. The village of Heckington with a supermarket, medical surgery, vets and three pubs lie approximately a mile and a half to the south, and the A17 is about a mile away. Howell is home to the Church of St Oswald, a Grade II listed medieval church with a Norman south doorway, which was restored in 1870. It remains in occasional use as a chapel of ease to St Andrew's in Heckington.

Heckington St Andrew's Church of England Primary School was rated Good by Ofsted in February 2024, with its early years provision rated Outstanding. Sleaford offers a choice of secondary schools. Carre's Grammar School, a selective school for boys with a mixed sixth form, was rated Good in December 2023, and Kesteven and Sleaford High School, a selective school for girls, was rated Outstanding in November 2024. St George's Academy, a comprehensive school, was rated Good in June 2024. Entry to the grammar schools is by selective examination.

Agent's Note

The property benefits from an ACE security system and extensive external lighting to both the front and rear.

We are advised that a public footpath lies at the furthest point of the property, reached through a pedestrian gate with the walkway fenced and positioned away from the house and gardens.

Services

Services: Oil fired heating, electric, water and shared biodigester

Local Authority: North Kesteven District Council

Tenure: Freehold

Council Tax Band: E | Epc Rating: D

Sat Nav: NG34 9PT









West Grange, Howell, Sleaford, NG34

Approximate Area = 2959 sq ft / 274.9 sq m

Garage = 554 sq ft / 51.4 sq m

Total = 3513 sq ft / 326.3 sq m

For identification only - Not to scale





BY DESIGN

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National audience
local knowledge