



Swallows Barn West Carr, DN9 1LF

**£850,000 Offers Invited
Tenure Freehold**

- **STUNNING BARN CONVERSION**
- **IDEAL FOR BUSINESS OPPORTUNITIES**
- **EXPANSIVE 3-ACRE PLOT**
- **NON - LISTED PROPERTY**
- **PRIVATE & SECURE**
- **VERSATILE OUTBUILDINGS & BARN**

Endless Possibilities, Unmatched Potential – Barn Conversion with Land, Planning & Space to Dream Big

Set on three private acres of rolling countryside near the charming market town of Epworth, this exceptional barn conversion offers more than a home, it’s a gateway to a new way of life. Whether you're searching for a serene rural sanctuary, planning a boutique retreat, or envisioning a thriving lifestyle business, this one-of-a-kind property offers the perfect foundation.

The main residence is a beautifully converted four-bedroom barn, full of character and finished to an exceptional standard. From the expansive open-plan kitchen and dining area to the stunning mezzanine lounge with its floor-to-ceiling windows and panoramic views, every detail is designed for comfort and connection. With three en-suite bedrooms, a study, a utility room, a second reception space, and even a separate downstairs shower room, the home is as flexible as it is elegant.

But the true magic lies beyond the house. Planning permission is already secured for a separate two-bedroom cottage, ideal as a holiday let, guesthouse or private annexe, and the grounds include several traditional barns and outbuildings that offer even more scope for development.

Imagine converting the space into an equestrian centre, a dog boarding facility, or a creative studio complex. Or take advantage of the growing demand for immersive rural getaways, with ample land and privacy, the site is perfect for adding luxury glamping pods, shepherd’s huts, or stylish yurts, offering a boutique retreat experience in the heart of nature. Whether you’re drawn to wellness tourism, eco-friendly stays, or countryside experiences, the potential here is extraordinary.

The land itself is enchanting, open and peaceful, dotted with mature trees and centred around a picturesque pond. There’s space to breathe, to build, to create, and thanks to the property’s non-listed status, the path to development is



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D	60	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	