

Southfield Farm, Covenham St Mary, Lincolnshire









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Louth 6 Miles, Grimsby 13 Miles, Lincoln 31 Miles, M180 47 Miles

Enjoying an elevated position and set in the heart of this attractive village Southfields is a prominent Victorian dwelling boasting a plethora of original features throughout its light and spacious accommodation. Within its extensive curtilage, extending to approximately 6.5 acres, are two detached single and two storey barn complexes extending to some 7,500ft<sup>2</sup>, offering a variety of conversion potential, subject to planning.

The main accommodation comprises an impressive reception hall, three reception rooms, kitchen/breakfast room, utility and cloakroom to the ground floor with five bedrooms and bathroom to the first floor. Externally, the barns occupy a 2 acre site to the rear elevation whilst paddocks and park land border both side and front elevations.



## Individual Service Unique Property™

### ACCOMMODATION

Entrance via obscurely glazed wooden door into;

#### Entrance Vestibule

Original cornicing, ceramic tiled flooring, solid wood partially glazed door into;

#### L Shaped Reception Hall

5.21m x 1.55m x 6.5m x 2.26m (17'1 x 5'1 x 21'4 x 7'5)  
With coloured picture light windows to both side elevations, fan light, tessellated tiled flooring, high skirtings, two radiators, twin feature arches, solid wood door to side elevation, under stairs cloaks cupboard, doors to;

#### Reception One 5.26m x 4.57m (17'3 into bay x 15'0)

Triple bay sash window to front elevation, ornate original marble fireplace with tiled open hearth, double radiator, high skirtings, picture rail, cornicing, ornate rose.

#### Reception Two 5.26m x 4.57m (17'3 into bay x 15'0)

Triple bay sash window to front elevation, feature fireplace with marble hearth and inset, double radiator, ornate cornicing, ceiling rose.

#### Reception Three 4.24m x 4.22m (13'11 x 13'10)

Original sash window to side elevation, dado rail, feature fireplace with wooden surround, tiled hearth and working grate, high skirtings, further wooden sash window to rear elevation, double radiator.

#### Kitchen

6.65m x 3.33m narrowing to 2.11m  
(21'10 x 10'11 narrowing to 6'11)  
Original wooden sash window to rear elevation, double glazed casement window to side elevation, large range of matching wall and base units, integrated appliances include Neff fridge/freezer, Neff oven, AEG halogen hob, breakfast bar, original built in dresser, radiator.

#### Rear Entrance and Boot Room

##### Door to side elevation

Floor standing oil fired boiler, double glazed casement window to side elevation, radiator.

#### Downstairs Shower Room 2.39m x 1.78m (7'10 x 5'10)

##### Utility 3.0m x 1.65m (9'10 x 5'5)

Wooden casement window to rear elevation, space and plumbing for automatic washing machine, access to former coachmans accommodation.

#### Half Landing

Feature arched picture sash window to side elevation.

#### First Floor Landing 6.53m x 4.25m max. (21'5 x 15'7 max.)

Ornate archways, high skirtings, double radiator, doors to;

#### Bedroom One 4.29m x 4.22m (14'1 x 13'10)

Original wooden sash window to front elevation, feature marble fireplace with cast iron inset, radiator, cornicing, high skirtings.

**Bedroom Two** 4.24m x 4.24m (13'11 x 13'11)

Dual aspect original wooden sash windows to front and side elevations, marble fireplace with cast iron inset, radiator, cornicing, high skirtings.

**Bedroom Three** 4.34m x 4.24m (14'3 x 13'11)

Dual aspect original sash windows to side and rear elevations, radiator, high skirtings.

**Bedroom Four** 3.35m x 3.10m (11'0 x 10'2)

Original sash window to rear elevation, radiator, large walk in wardrobe.

**Bedroom Five** 3.02m x 2.72m (9'11 x 8'11)

Original sash window to front elevation, cornicing, radiator.

**Bathroom**

Obscurely double glazed casement window to side elevation, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath, part tiled, airing cupboard, radiator, skirtings.

**OUTSIDE**

Formal lawned gardens run to front and side elevations, walled Ha Ha and herbaceous borders, shrubs and mature trees. Gated access leads to parkland paddock with fenced and hedged border.

To the rear of the property is a block brick patio, garaging block, large gravelled parking area, formal lawned area, fence, gate and hedge boundaries.

**OUTBUILDINGS**

**The Cartshed & Crewyard**

A single storey complex of brick and pantile barns extending to some 4,000ft<sup>2</sup>.

**The Granary Complex**

A two storey brick barn with attached outbuildings extending to some 3,500ft<sup>2</sup>.

**SPECIAL NOTE**

The vendor reserves the right to place a residential clawback on the barn complex.

**FIXTURES & FITTINGS**

All fitted carpets, curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

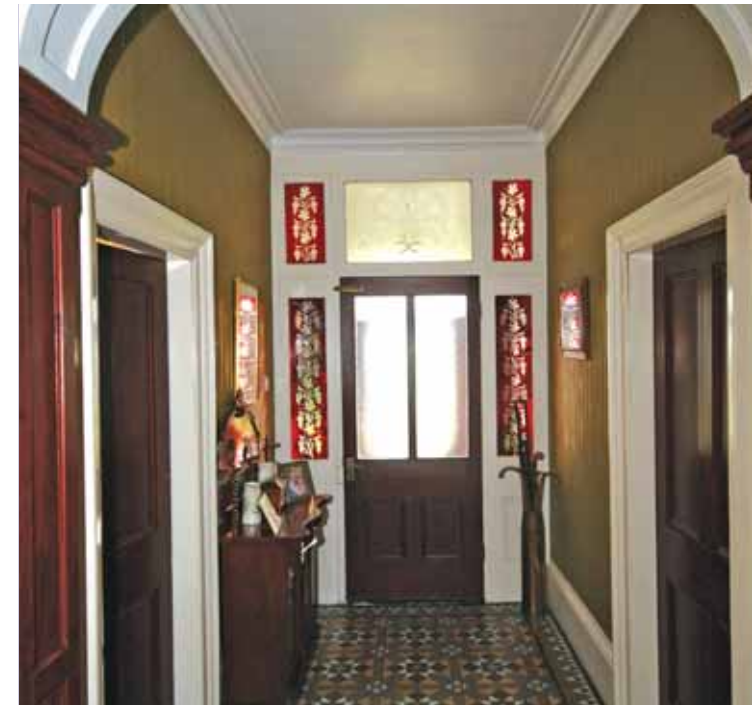
**VIEWING PROCEEDURE**

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

We strongly recommend that all interested parties read the Home Information Pack, which is available from the selling agents upon request.

**AGENT**

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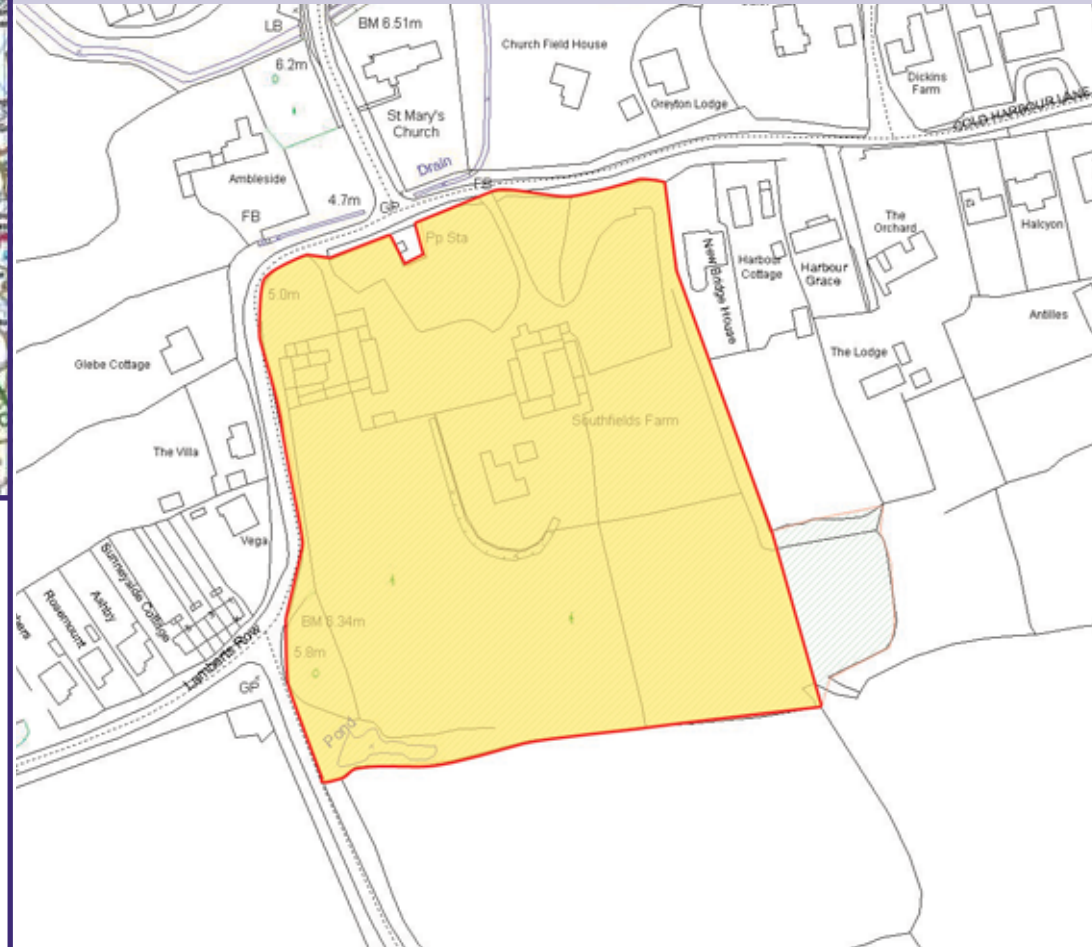




### DIRECTIONS

Travel north east out of Lincoln on the A158 towards Wragby, and turn left onto the A157 after approximately 10 miles. Upon reaching Louth, take the A16 Louth Road towards Grimsby and after approximately 5 miles, turn right onto Ings Lane (sign posted Yarburgh) and continue forward onto Cold Harbour Lane, which will take you into Covenham St. Mary. Southfield Farm can be found on the right hand side upon reaching the sharp left hand bend depicted by our for sale board.

**Post Code for Southfield - LN11 0PQ**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>34</b>
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>32</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

#### IMPORTANT NOTICE

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