



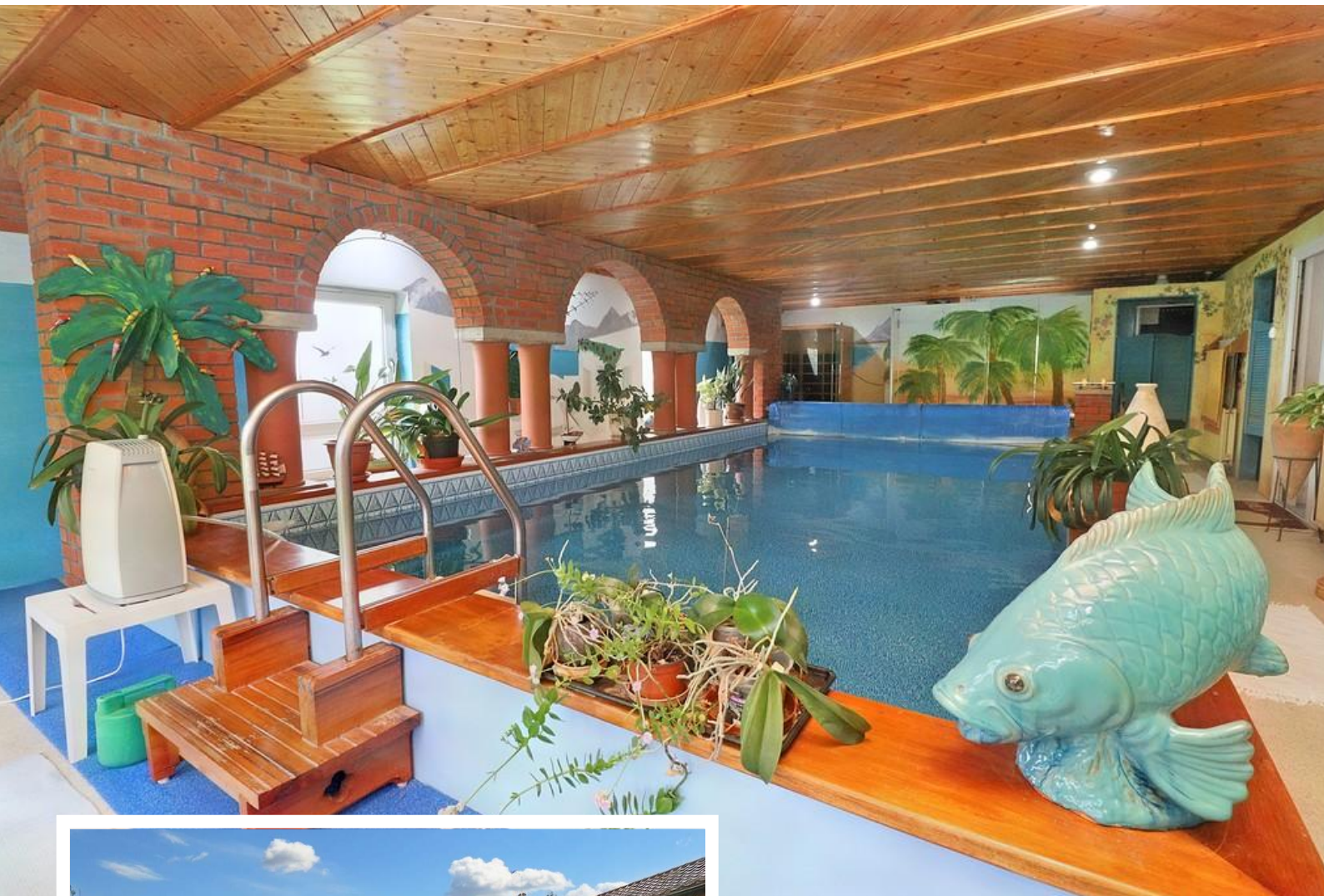
**The Brickyard, Lincoln Road, Fenton,
Lincoln, LN1 2EN**

£1,000,000

A rare opportunity to acquire a large family farmhouse, with approximately 14 acres of land (STS) and an indoor swimming pool. The main house was originally five farm workers cottages dating back approximately 200 years, which have been lovingly converted into a spacious family home and further extended to offer the indoor swimming pool complex and a large workshop. The home is positioned in 14 acres of rural farmland with a large agricultural building (approx 2,209sq ft STS). Please note further acreage may be available to purchase on request.



The Brickyard, Lincoln Road, Fenton, Lincoln, LN1 2EN



SERVICES

Mains electricity and water. Oil-fired central heating. Drainage to Septic Tank.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Fenton is a small rural village to the west of the historic Cathedral and University City of Lincoln. The village is located approx. 12 miles from Lincoln and approx. 8 miles from Gainsborough. The village has easy access to a range of facilities in the nearby villages of Torksey and Saxilby. There is easy access to the mainline railway at both Retford and Newark.



ACCOMMODATION

PORCH

With double glazed window to the front aspect.

DINING ROOM

16' 3" x 13' 6" (4.97m x 4.13m), with double glazed window to the front aspect and two radiators.

HALLWAY

With staircase to First Floor, double glazed window to the rear aspect, two understairs storage cupboards, laminate flooring and radiator.

KITCHEN

13' 3" x 12' 4" (4.06m x 3.78m), fitted with a modern range of wall and base units with drawers and work surfaces over, log burner in a feature brick fireplace, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, spaces for an American fridge freezer and dishwasher, tiled flooring and double glazed window to the front aspect.

LOUNGE/DINER

26' 7" x 13' 4" (8.12m x 4.08m), with two double glazed windows to the front aspect, double glazed window to the rear aspect, log burner in feature fireplace and two radiators.



GARDEN ROOM

21' 3" x 21' 9" (6.48m x 6.64m), with staircase to First Floor, three double glazed windows and double glazed door to the rear aspect, five radiators, understairs storage cupboard and tiled flooring.

BEDROOM 5

13' 3" x 12' 9" (4.05m x 3.90m), with double glazed window to the front aspect and radiator.



SHOWER ROOM

8' 3" x 7' 5" (2.52m x 2.27m), fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin and close coupled WC, radiator, double glazed window to the rear aspect and tiled flooring.

OFFICE

21' 2" x 10' 3" (6.46m x 3.13m), with two double glazed windows to the side aspect and radiator.

REAR HALL

With double glazed window to the side aspect, radiator and tiled flooring.





UTILITY ROOM

11' 11" x 10' 3" (3.64m x 3.14m), fitted with a range of wall and base units with work surfaces over, Belfast sink with hot and cold taps, spaces for a washing machine and tumble dryer, double storage cupboard, double glazed window and door to the side aspect and tiled flooring.

LIBRARY

14' 0" x 11' 3" (4.27m x 3.43m), with roof light and radiator.

STUDY

9' 6" x 9' 3" (2.91m x 2.83m), with double glazed window to the side aspect, radiator and tiled flooring.



CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, radiator, tiled flooring, tiled surround, feature mirror and double glazed window to the side aspect.

SWIMMING POOL

37' 7" x 20' 5" (11.47m x 6.23m), with heated swimming pool, two changing areas, shower cubicle, two double glazed windows to the side aspect and double glazed French doors to the garden.

FIRST FLOOR LANDING

With wooden flooring, airing cupboard and radiator.



BEDROOM 1

13' 7" x 12' 8" (4.16m x 3.88m), with double glazed window to the front aspect, cast iron open fireplace and radiator.

DRESSING AREA

12' 7" x 7' 9" (3.85m x 2.37m), with double glazed window to the rear aspect and radiator.

BEDROOM 2

16' 9" x 13' 2" (5.13m x 4.02m), with double glazed window to the front aspect and radiator.

BEDROOM 3

13' 1" x 12' 10" (4.00m x 3.93m), with double glazed window to the front aspect and radiator.

BEDROOM 4

12' 8" x 7' 10" (3.87m x 2.39m), with double glazed window to the front aspect, fitted wardrobe, wooden flooring and radiator.



SITTING ROOM

21' 10" x 11' 9" (6.66m x 3.59m), with double glazed window to the front aspect, double glazed French doors to the balcony, cast iron decorative fireplace, wooden flooring and two radiators.



BATHROOM 1

10' 2" x 8' 4" (3.10m x 2.55m), fitted with a four piece suite comprising of roll top bath, bidet, pedestal wash hand basin and close coupled WC, storage cupboards, radiator and double glazed window to the rear aspect.

BATHROOM 2

10' 7" x 8' 4" (3.23m x 2.56m), fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, airing cupboard, chrome towel radiator and double glazed window to the rear aspect.



STORAGE ROOM

9' 8" x 4' 10" (2.96m x 1.48m), with double glazed window to the rear aspect and wooden flooring.

OUTSIDE

The property has formal gardens laid mainly to lawn with patio area, mature trees and shrubs. There are approximately 14 acres (STS) of farmland with the option to purchase further acreage on request. There is also electric gates and a block paved driveway providing off-street parking for multiple vehicles and access to the garage.

WORKSHOP

19' 2" x 15' 0" (5.86m x 4.59m), with three double glazed windows to the front and side aspects, twin doors to the front aspect, shelving, light and power.

DOUBLE GARAGE

20' 1" x 18' 7" (6.14m x 5.67m), providing off-street parking for multiple vehicles with electric roller door, shelving, light, power and water supply.

AGRICULTURAL BUILDING

47' 3" x 47' 7" (14.41m x 14.51m)



WEBSITE

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CWH and iWater will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Murdys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Murdys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

NOTE

1. No part of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

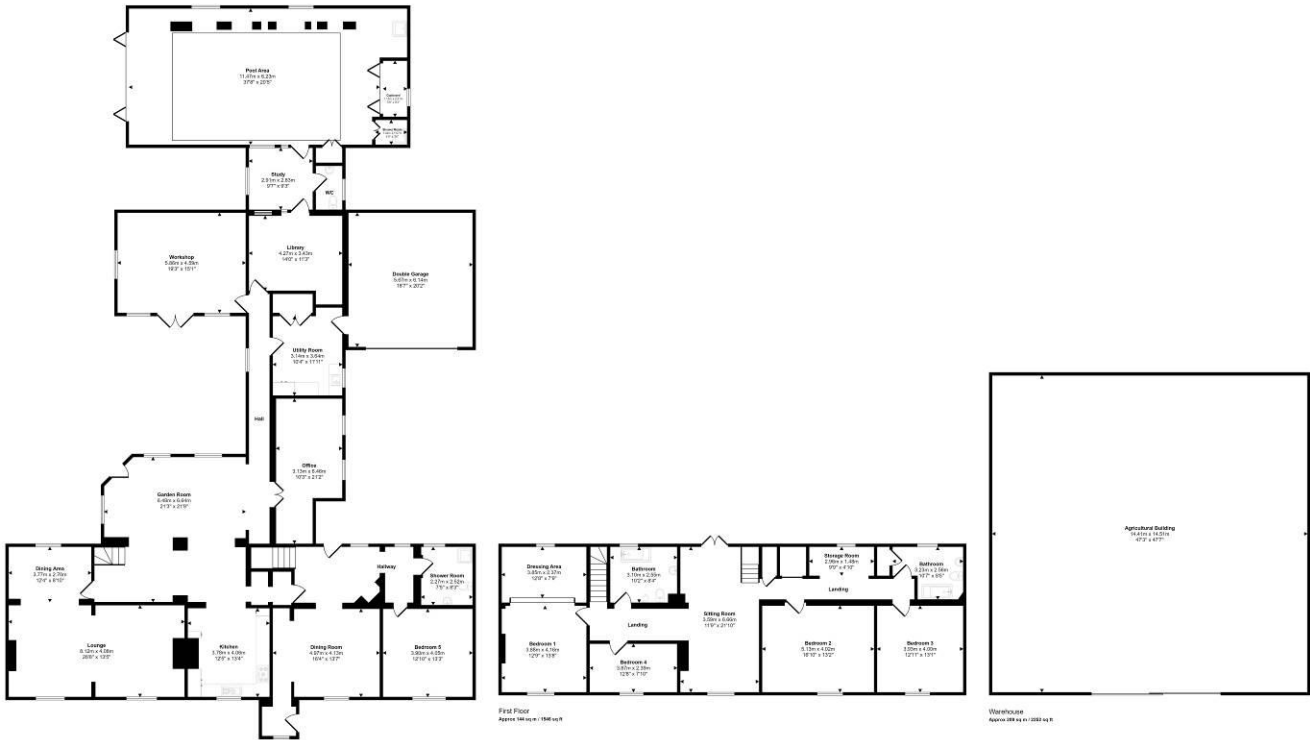
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Murdys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lesors) for whom they act as Agents given notice that:

1. The details are a general outline or guidance only and do not constitute any part of an offer or contract. No person in the employment of Murdys has any authority to make or give representation or warranty whatever in relation to this property.
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Approximate Covered Area
16,100 sq ft (1502 sq m)



Ground Floor
Approx 150,000 sq ft

First Floor
Approx 140,000 sq ft

Warehouse
Approx 100,000 sq ft

The information in this document is intended for general guidance only. Measurements of rooms, areas, and other features are approximate and do not constitute a contract. The information is provided for general guidance only and should not be relied upon for legal or other purposes. The information is provided for general guidance only and should not be relied upon for legal or other purposes.

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LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.