



Carr Dyke House, Plough Hill, Potterhanworth, Lincoln, LN4 2AU

Guide Price £675,000

A rare opportunity to acquire this characterful family home, originally built in the 1700s. The property has been owned and loved by the same family since 1909 and comes with approximately 10 acres (STS), incorporating the adjoining paddocks/field and grounds. The generous living accommodation has an abundance of character features and is in a rural location between the villages of Washingborough and Potterhanworth, surrounded by rolling countryside. A large barn is included in the sale (FURTHER ACREAGE COULD BE AVAILABLE BY FURTHER NEGOTIATION). The internal accommodation comprises of Hall, Cloakroom/WC, Boot Room, Study, Dining Room, Conservatory, Living Room, Sitting Room, Side Hall, spacious Kitchen/Breakfast Room and a First Floor Galleried Landing leading to five Bedrooms, Master with En-Suite and Dressing Room, Family Bathroom and a Shower Room. Outside there is a gated driveway for multiple vehicles, a formal garden, a large agricultural barn and adjoining paddocks/field and a small wooded area. Viewing is essential to appreciate the opportunity on offer.



Carr Dyke House, Plough Hill, Potterhanworth, Lincoln, LN4 2AU



SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

EPC RATING – E

COUNCIL TAX BAND – D (North Kesteven District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

NOTE

The plan and aerial outline used is for illustration purposes only and prospective purchasers are advised to satisfy themselves with regards to the exact boundary positions.

LOCATION

The property is in a rural location within close proximity to Potterhanworth and Washingborough. Potterhanworth is a small village situated seven miles to the South-East of the historic Cathedral and University City of Lincoln, just off the B1188 Lincoln to Sleaford Road. There is a local village church, primary school and memorial hall. Nocton Community Primary and Branston Community Academy are also in close proximity. Washingborough benefits from The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities.





HALL

With entrance door, tiled floor and storage cupboard with access to the cellar.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled flooring, tiled splashbacks and double glazed window to the side aspect.

BOOT ROOM

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

STUDY

7' 10" x 11' 10" (2.41m x 3.63m), with double glazed window to the rear aspect and tiled flooring.



DINING ROOM

12' 10" x 12' 7" (3.93m x 3.84m), with double glazed window to the rear aspect, door to the Conservatory and radiator.

CONSERVATORY

15' 8" x 13' 1" (4.8m x 4.00m), with double glazed door to the garden, tiled flooring, radiator and insulated roof.

LIVING ROOM

15' 1" x 13' 10" (4.60m x 4.24m), with staircase to the First Floor, log burner set within stone fireplace, understairs storage cupboard, radiator and two double glazed windows to the rear aspect.



SITTING ROOM

13' 7" x 13' 6" (4.15m x 4.13m), with double glazed windows to the side and rear aspects, open fire set within feature fireplace, wall lights, ceiling beams, wall lights and radiator.

SIDE HALLWAY

13' 11" x 7' 8" (4.25m x 2.36m), with front entrance door, double glazed window to the front aspect, tiled flooring and radiator.

KITCHEN/BREAKFAST ROOM

Fitted with a farmhouse range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, Aga Range cooker, electric eye-level oven, electric hob with extractor fan over, integrated fridge, space for a dishwasher, tiled flooring, tiled splashbacks, ceiling beams, four double glazed windows to the front aspect and radiator.



UTILITY ROOM

7' 10" x 7' 0" (2.41m x 2.14m), fitted with wall and base units with work surfaces over, spaces for a washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over and double glazed window to the front aspect.



GALLERIED LANDING

With double glazed window to the rear aspect and two storage cupboards.

BEDROOM 1

12' 6" x 11' 1" (3.82m x 3.39m), with double glazed windows to the side and rear aspects and radiator.

DRESSING ROOM

12' 11" x 9' 3" (3.95m x 2.83m), with a range of fitted wardrobes and double glazed window to the rear aspect.

EN-SUITE

With close coupled WC, bidet, pedestal wash hand basin, tiled splashbacks, eaves storage and radiator.



BEDROOM 2

15' 0" x 8' 2" (4.59m x 2.50m), with double glazed window to the front aspect, storage cupboard and radiator.

BEDROOM 3

14' 0" x 8' 1" (4.29m x 2.47m), with double glazed window to the front aspect and radiator.

BEDROOM 4

13' 11" x 8' 2" (4.26m x 2.50m), with double glazed window to the side aspect and radiator.



BEDROOM 5

10' 9" x 5' 7" (3.30m x 1.71m), with double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity unit, airing cupboard, tiled walls and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, eaves storage, part-tiled walls and radiator.



OUTSIDE

The property is approached by gates leading to a large block paved driveway providing off-street parking for multiple vehicles. There is an enclosed formal garden laid mainly to lawn with patio seating areas, mature shrubs and flowerbeds. There is a large agricultural barn and adjoining paddocks/field and a small wooded area. Further acreage is available by negotiation.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £300 per sale and £250 per purchase from them.

CW H and J Walter 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.

Chewings 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.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys 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 HomeBuyer 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. None of the services or equipment has 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. Mundys makes every effort to ensure these details are accurate however they, their vendors and the vendors (Lesors) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself or an independent surveyor or conveyancer, particularly on items stated herein and not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

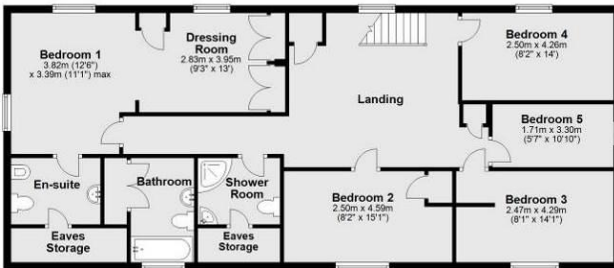




Ground Floor
Approx. 128.2 sq. metres (1358.4 sq. feet)



First Floor
Approx. 112.5 sq. metres (1210.8 sq. feet)



Total area: approx. 238.7 sq. metres (2569.2 sq. feet)
For illustration purposes only. Plan produced using Planity.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
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.