



Mill Lane, Minting, Horncastle, LN9 5PJ

- BEAUTIFUL rural LOCATION, 12.5 ACRES (sts), Six PADDOCKS, previous SAND SCHOOL and 3,454 sq ft brick built BARN including three STABLES
- EXTRAORDINARY amount of secure PARKING including for CARAVAN/MOTORHOME
- Double sided 3,454 sq ft BRICK built BARN (including stables, power), crew yards to BOTH sides
- BATHROOM with separate SHOWER over bath and TWO W.C.s
- ONLY 4.3 miles to very well serviced LARGE VILLAGE including medical centre and swimming pool
- SPACIOUS 1,755 sq ft, FOUR bedroom, THREE large RECEPTIONS, detached FARMHOUSE needs some updating
- SOUTH EAST facing and private GARDEN with those VIEWS
- Fitted KITCHEN BREAKFAST room and a UTILITY room
- UPVC double glazing including external doors, CENTRAL HEATING with new 2021 boiler and WOOD BURNER

£800,000



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DESCRIPTION

Located in a beautiful rural location with 12.5 acres (sts) including six paddocks (that was previously used as equestrian), 3,454 sq ft brick built barn including three stables, and a spacious 1,755, four bedroom, three large reception, detached farmhouse, in need of some updating, with a south east facing, private garden having those beautiful paddock views and there is an extraordinary amount of secure off road parking including for caravan or motor home, only 4.3 miles from a very well serviced large village, 7.6 miles to historic market town, 16 miles to the cathedral City of Lincoln and 6.4 miles from golf course and fishing lakes.

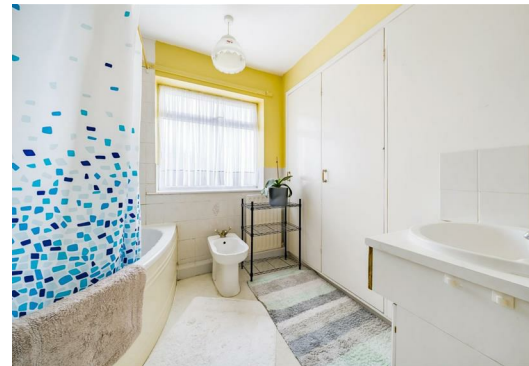
DIRECTIONS: From the A158 turn into Mill Lane, the end of which turns left onto Cow Lane and the property is about 450m on the right hand side.

The land, all adjacent to the farmhouse, has three vehicular accesses from the road, includes the six paddocks, previous sand school, crew yards, the south east facing private garden and a small copse. The 3,454 sq ft brick built double sided barn has several pairs of vehicular metal sliding doors including double height, three stables, light, power and there is an extraordinary amount of secure off road parking including for caravan or motor home.

The 1,755 sq ft detached farmhouse consists of entrance hall with built in cupboard, triple aspect lounge with wood burner, second and third large receptions, one also having a wood burner, fitted kitchen breakfast room, utility room, downstairs W.C, landing, bathroom with separate shower over the bath, another W.C, master bedroom, second and third double bedrooms and fourth generous bedroom.

It also benefits from UPVC double glazing including external doors, UPVC soffits and fascias, central heating with new 2021 boiler, wood burner and the property is offered freehold.

The very well serviced village of Wragby is only 4.3 miles away, which has a medical centre, indoor swimming pool, sports centre etc.

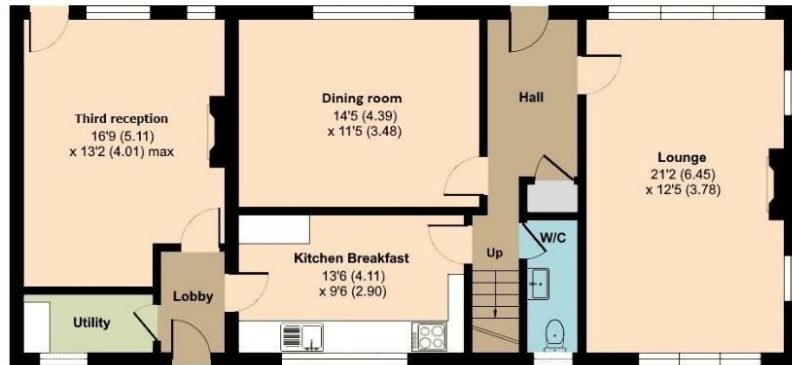




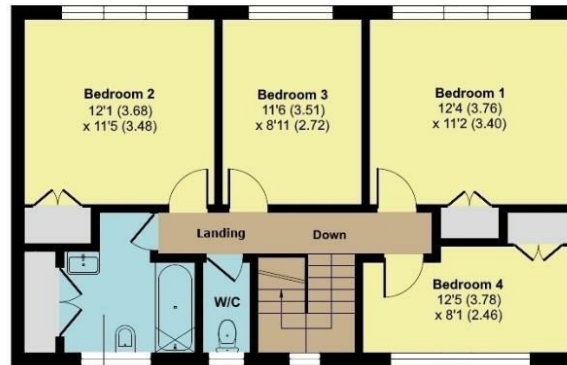
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Approximate Area = 1757 sq ft / 163 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 95 SQ M
(1023 SQ FT)



Bathroom with
shower over bath
9'8 (2.95)
x 7'5 (2.26)

FIRST FLOOR
APPROX FLOOR
AREA 68 SQ M
(734 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hunters Property Group. REF: 839229

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

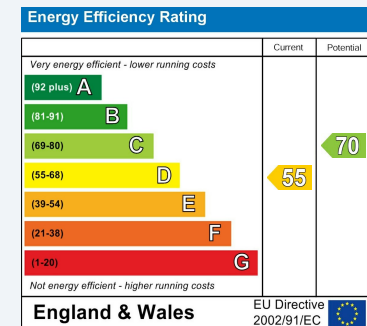
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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