



Dairy Farm, Padleys Lane, Keal Cotes, PE23 4AP



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Freehold

Offers in excess of £580,000



Key Features

- Detached Grade II Listed property
- Four bedrooms
- Five receptions
- Two bathroom & shower room
- Ample off-road parking
- Double garage & three outbuildings
- Plot approx. three acres (STS)
- EPC rating F





An attractive Grade II listed detached house on a plot of approximately three acres, subject to survey, in a rural location. The property has open views and is close to the Lincolnshire Wolds, much of which are designated an area of outstanding natural beauty.

Full of character and with over 3,000 square feet of well presented accommodation comprising: entrance lobby, snug, lounge, kitchen, dining room, entrance hall, sitting room, gym/games room, bedroom, bathroom, shower room and separate WC to ground floor. Master bedroom with dressing area & en-suite bathroom, two further double bedrooms and attic room to first floor.



Outside the property has ample off-road parking, a detached double garage, three brick-built outbuildings and lawned gardens.

ACCOMMODATION

Entrance door through to the:

HALL

Having door to the lounge and door to the:

SNUG

4.50m x 4.22m (14'10" x 13'10")

Having windows to front & side elevations, wood panelled ceiling with beams, radiator, wall light point, staircase rising to attic room and feature exposed brick open fireplace.

LOUNGE

4.36m x 4.27m (14'4" x 14'0")

Having windows to front & side elevations, wood panelled ceiling with beams, radiator, laminate flooring, wall light points and exposed brick fireplace with glazed display cupboards to the side and original cast iron range inset.



 **NEWTON FALLOWELL**





KITCHEN

4.27m x 4.11m (14'0" x 13'6")

Having window to side elevation and wood effect flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards & integrated automatic washing machine & dishwasher under. Work surface return with cupboards & drawers under, cupboards over, tall unit to side housing integrated fridge & freezer. Further work surface with cupboards under, cupboards over. Feature exposed brick wall with space for range style cooker. Stable style door to the entrance hall and opening to the:

DINING ROOM

4.05m x 3.74m (13'4" x 12'4")

Having french doors to side elevation, feature stained & leaded circular window overlooking the entrance hall, radiator, wood effect flooring and wall light points.

ENTRANCE HALL

Having radiator, wood effect flooring, staircase rising to first floor and brick lined archway to part glazed double doors leading to the:

ENTRANCE PORCH

Having uPVC glazed double doors to side elevation and windows to front & rear elevations.

GYM/GAMES ROOM

3.78m x 3.77m (12'5" x 12'5")

Having windows to side & rear elevations, radiator, tiled floor and feature wood panelled wall.

BEDROOM FOUR

5.33m x 3.71m (17'6" x 12'2")

Having windows to side & rear elevations, radiator, laminate flooring and feature wood panelled wall.



SITTING ROOM

4.75m x 3.56m (15'7" x 11'8")

Having window to side elevation, radiator, wood effect flooring, wall light points, part exposed brick wall and feature wood panelled wall.

CLOAKROOM

Having window to side elevation, wood effect flooring, close coupled WC and hand basin with cupboard under.

BATHROOM

2.85m x 1.87m (9'5" x 6'1")

Having window to side elevation, radiator, panelled bath, close coupled WC and hand basin.

SHOWER ROOM

2.88m x 2.02m (9'5" x 6'7")

Having window to side elevation, radiator, part tiled walls, tiled floor, fully tiled shower enclosure with mixer shower fitting and hand basin with cupboard under.



FIRST FLOOR LANDING

Having roof window, dado rail and access to eaves storage.

MASTER BEDROOM SUITE

Comprising:

DRESSING AREA

With doors to the bedroom and the:

EN-SUITE BATHROOM

3.60m x 2.03m (11'10" x 6'8")

Having roof window, wood effect flooring, shaped bath with mixer shower fitting, tiled splashback & anti-splash screen over, close coupled WC and hand basin with cupboard under.

BEDROOM

3.79m x 3.55m (12'5" x 11'7")

Having dormer style window to side elevation with window seat, further window to rear elevation and electric heater.



BEDROOM TWO

5.96m x 3.39m (19'7" x 11'1")

Having dormer style window to side elevation with window seat, further window to other side elevation, inset ceiling spotlights, electric heater, feature part wood panelled walls and brick built storage with hanging rail and access to eaves storage.

BEDROOM THREE

3.76m x 3.28m (12'4" x 10'10")

Having dormer style window to side elevation with window seat and electric heater.

ATTIC ROOM

Having windows to both side elevations.



EXTERIOR

The property is approached by a driveway which leads to a large gravelled area which provides ample off-road parking leading to the:

DOUBLE GARAGE

Of brick & pantile construction with two up-and-over doors.

GARDENS

The gardens are mostly laid to lawn with mature shrubs & trees. Having a pond with a pergola nearby (wiring for a hot tub beneath pergola) and three brick built outbuildings all with power.

THE PLOT

The property occupies a plot of approximately three acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



SERVICES

The property has mains electricity and water connected. Drainage is to a new bio treatment plant. Heating is via an external oil fired boiler serving radiators to the ground floor and there are electric radiators to the first floor. The current council tax is band F.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan



Total area: approx. 292.3 sq. metres (3146.4 sq. feet)



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