

Orchard Farmhouse, Claypole NG23 5AA



GUIDE PRICE: £575,000 to £600,000. A very unique detached residence that has been extended and substantially improved by the present owners. The accommodation briefly comprises three reception rooms plus a study/office, cloakroom, breakfast kitchen, utility, four double bedrooms, en-suite and bathroom, There is ample off road parking, beautiful gardens and a **series of outbuildings that offer tremendous potential subject to the appropriate consents.**

Guide Price £575,000 to £600,000







Situation and Amenities

Claypole village offers a range of amenities which include a village shop, a public house and an excellent primary school. Newark, Grantham and Lincoln are within easy commuting distance and for those wishing to travel further afield fast GNER trains are available from Newark Northgate Station to London King's Cross with a journey time of approximately 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway has the staircase rising to the first floor and is open plan through to the sitting room. A door leads through to the dining room. The hallway has a recessed ceiling spotlight and wooden flooring.

Sitting Room 14' 6" x 13' 2" (4.42m x 4.01m)

This nicely proportioned reception room has dual aspect windows to the front and side elevations, and a door leading into the office/study. The sitting room has wooden flooring, a ceiling light point and a radiator. There is also a useful storage cupboard which is sited beneath the staircase.

Study/Home Office 14' 0" x 8' 2" (4.26m x 2.49m)

This room has two windows to the rear elevation and French doors leading out to the side garden. The study/home office has wooden flooring, a ceiling light point and a vertical panel radiator.

Dining Room 14' 6" x 11' 10" (4.42m x 3.60m)

This superb dining room has dual aspect windows to the front and rear elevations, wooden flooring, wall light points and a radiator. The focal point of the room is the feature fireplace (non working). A door leads through to the rear hallway.

Rear Hallway

The rear hallway is 'L' shaped in design and has a window to the front elevation and a door that leads out to the rear of the property where the parking and outbuildings are located. Accessed from this hallway are the cloakroom, utility and breakfast kitchen.

Utility Room 6' 2" x 4' 5" (1.88m x 1.35m)

The utility room is fitted with a range of base and wall units with roll top work surfaces and metro tiled splash backs. There is a stainless steel sink and space and plumbing for a washing machine. The room has a ceramic tiled floor, a recessed ceiling spotlight and a radiator.

Ground Floor Cloakroom

The ground floor cloakroom has an opaque window to the rear elevation and is fitted with a WC and wash hand basin. The room is complemented with a ceramic tiled floor, part ceramic tiling to the walls and a recessed ceiling spotlight.

Breakfast Kitchen 13' 11" x 12' 9" (4.24m x 3.88m)

The breakfast kitchen has dual aspect windows to the side and rear elevations and is open plan through to the lounge. The kitchen is of sufficient size to comfortably accommodate a dining table and is fitted with an excellent range of base and wall units complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl ceramic sink, and integrated appliances include two fridges and a dishwasher. In addition there is space for a gas fired Range cooker with extractor hood above. The breakfast kitchen has wood laminate flooring, two ceiling light points and a radiator.

Lounge 16' 8" x 14' 11" (5.08m x 4.54m)

This wonderful reception room has two windows to the rear elevation and twin French doors leading out to the side and the gardens beyond. The focal point of the lounge is the feature fireplace with log burning stove inset. The lounge has the same flooring flowing through from the breakfast kitchen, both wall and ceiling light points and a vertical panel radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has windows to the front and rear elevations and doors into all four bedrooms and the family bathroom. Also on the landing are two useful storage cupboards, recessed ceiling spotlights and two radiators. Access to the loft space is obtained from here.

Bedroom One 16' 4" x 15' 0" (4.97m x 4.57m)

A superb sized double bedroom with dual aspect windows to the front and side elevations enjoying views across the expansive gardens. The bedroom has a ceiling light point and two radiators. A door leads through to the walk-in wardrobe. From the walk-in wardrobe there is further access to the loft space and a door into the en-suite shower room.

En-suite Shower Room 6' 2" x 5' 0" (1.88m x 1.52m)

The well appointed en-suite has an opaque window to the side and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The en-suite is enhanced with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a heated towel rail.

Bedroom Two 14' 0" x 12' 0" (4.26m x 3.65m)

A further excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom three is also a double and has dual aspect windows to the front and side elevations, a ceiling light point and a radiator. This bedroom has a useful storage cupboard which is sited above the staircase, and yet further access to the loft space.

Bedroom Four 12' 8" x 9' 6" (3.86m x 2.89m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Family Bathroom 10' 9" x 5' 10" (3.27m x 1.78m)

This fabulous and well appointed family bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment and electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is a shaver socket, an extractor fan and a heated towel rail.

Outside

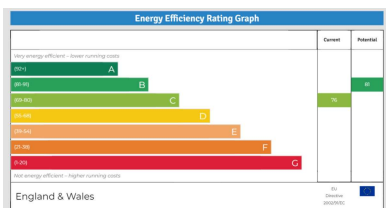
This unique property, in the heart of the village, is set in delightful grounds. The principal access is located to the side off Back Lane and is via twin iron gates which lead onto a substantial gravelled driveway providing off road parking for numerous vehicles. Situated adjacent to the driveway are a series of outbuildings which are illustrated on the floor plan and are currently utilised purely for storage but could be suitable for a variety of uses or possible conversion subject to the appropriate consents. The gardens at the front of the farmhouse are primarily laid to lawn and are informally divided by mature hedgerow. There is a sunken ornamental fishpond and a spectacular array of mature shrubs, plants and fruit trees. The timber summerhouse is included within the sale. The rear garden contains a number of mature shrubs and trees and enjoys a high degree of privacy.

Services

The property is double glazed and has gas central heating.

Council Tax

The property is in Band D.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

South Kesteven District Council, Lincolnshire,

Possession/Tenure

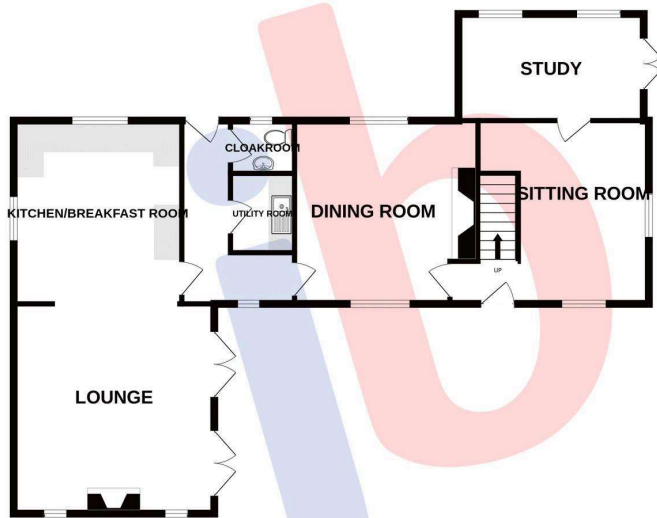
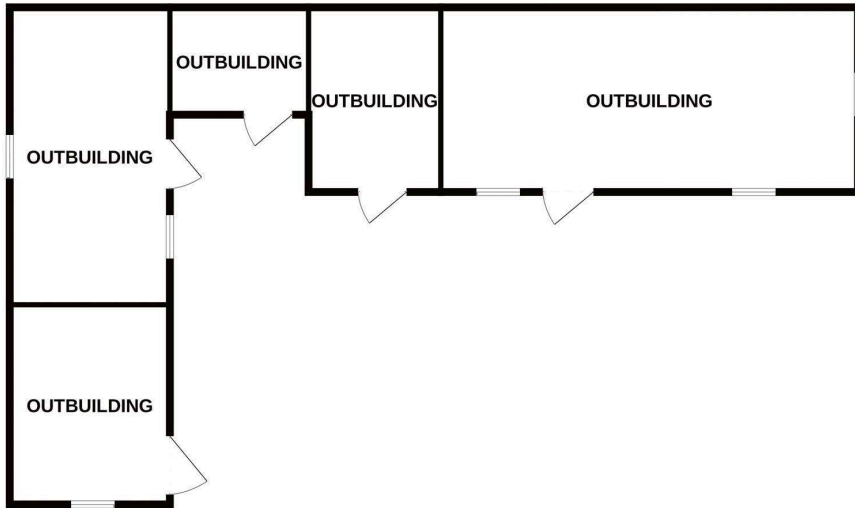
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

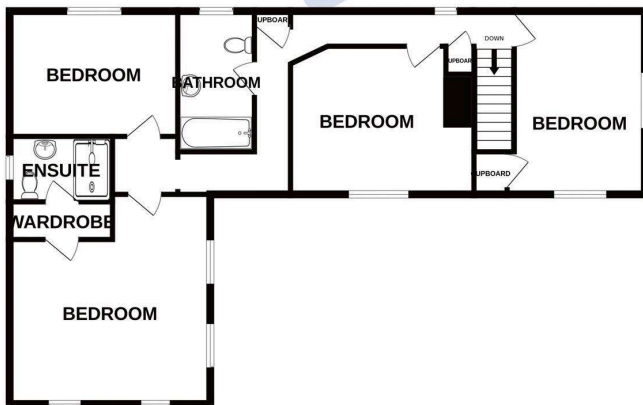
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 27 November 2024

GROUND FLOOR
2126 sq.ft. (197.5 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 3026 sq.ft. (281.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.