

Poplar Farm, Swinderby LN6 9LW



Poplar Farm is a very substantial Grade II listed farmhouse that has been extensively and sympathetically refurbished and restored by the present owner. The accommodation (almost 3,000 sq ft) is flexible and includes five reception rooms, a fabulous dining kitchen, four large bedrooms and three bathrooms. The property stands on a superb plot with a range of outbuildings suitable for yet further development. The specification is outstanding and early viewing is essential.

£750,000







Situation and Amenities

Swinderby is a pretty village conveniently situated for the A46 and A1 dual carriageways. Newark, Lincoln and Nottingham are within commuting distance. Newark Northgate Station has a direct line to London Kings Cross taking from around 1 hour 20 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. Village amenities include The Plough public house and restaurant and Swinderby All Saints Church of England Primary School. More comprehensive amenities can be found in the nearby village of Collingham which has a vast range of amenities including an excellent primary school, medical centre, dentist, library and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Shopping facilities in Newark include an M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway has a dogleg staircase rising to the first floor and doors providing access to the lounge and inner hallway. This hallway has a beamed ceiling, a ceiling light point and a radiator.

Lounge 15' 2" x 14' 2" (4.62m x 4.31m)

This beautiful reception room has a window to the front elevation and is full of character and charm having a heavily beamed ceiling. The focal point of the lounge is the feature brick fireplace with log burning stove inset. There is a ceiling light point and a radiator.

Inner Hallway

The inner hallway leads through to the garden room, the dining kitchen and shower room. A door leads into the formal dining room. The hallway has a ceramic tiled floor, a ceiling light point and a radiator.

Dining Room 14' 2" x 10' 11" (4.31m x 3.32m)

The dining room has a window to the front elevation and is also full of character and charm with a beamed ceiling. There is a brick fireplace with multi-fuel burning stove inset and to one side of the chimney breast are bespoke fitted storage cupboards. The room has a ceiling light point and a radiator.

Sitting Room 16' 1" x 14' 2" (4.90m x 4.31m)

This large reception room has a window and a door to the front elevation, and a fireplace with multi-fuel burning stove inset. The room is currently utilised as a home gymnasium but would serve equally well as a sitting room, games room or ground floor

bedroom if required. There is a ceiling light point and a radiator installed. A door provides access to the utility room and a door opens to reveal the staircase leading up to the home office/study. Sited beneath the staircase is a storage cupboard.

Home Office/Study 14' 2" x 11' 1" (4.31m x 3.38m) *(at widest points)*

The home office/study is accessed from the staircase in the sitting room and has a window to the front elevation, recessed ceiling spotlights, an exposed beam and a radiator. This room would serve equally well as a double bedroom if required.

Garden Room 16' 10" x 5' 10" (5.13m x 1.78m)

This fabulous room which connects the inner hallway to the dining kitchen has opaque windows to the rear elevation and a glazed roof. The garden room provides a wonderful seating area and has the same ceramic tiled floor that flows through from the inner hallway, wall light points and a radiator.

Dining Kitchen 26' 1" x 14' 11" (7.94m x 4.54m)

This splendid dining kitchen has two skylight windows to the rear and twin French doors that lead out to a decked area to the front of the property. The room has a high pitched vaulted ceiling with recessed ceiling spotlights and exposed roof trusses. The kitchen is fitted with a range of bespoke base and wall units complemented with square edge work surfaces and tiled splash backs. There is a one and a half bowl ceramic sink, an Aga range cooker and space for an electric cooker. There is also space for a vertical fridge/freezer and a dishwasher. The central island incorporates yet further storage and a breakfast bar. The dining kitchen is of sufficient size to comfortably accommodate a further dining table together with occasional furniture and has a solid wood floor, recessed ceiling spotlights, two ceiling light points and two radiators.

Ground Floor Shower Room

Fitted with a double width walk-in shower cubicle with electric shower, pedestal wash hand basin and WC. The shower room is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there are recessed ceiling spotlights, an extractor fan and a radiator.

Utility Room/Additional Kitchen 12' 0" x 7' 8" (3.65m x 2.34m)

The utility room has an opaque window to the rear elevation and is fitted with a range of base units with roll top work surfaces and matching splash backs. There is a circular stainless steel sink and space and plumbing for both a washing machine and a tumble dryer. The room is also wired for an oven and has a quarry tiled floor, recessed ceiling spotlights and a radiator.

Boiler Room 9' 1" x 7' 5" (2.77m x 2.26m)

Having a stable door to the side elevation and a further door into the cloakroom. This room houses the central heating boiler and water tank, and has the same flooring flowing through from the utility room together with recessed ceiling spotlights.

Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a WC and wash hand basin. There is a ceramic tiled floor and recessed ceiling spotlights.

First Floor Landing

The dogleg staircase rises from the reception hallway to a mezzanine level where the family bathroom is located. The staircase continues to the first floor landing which has a window to the front elevation and doors into bedrooms one and two. The landing has a ceiling light point. From the first floor landing the staircase continues to the second floor landing.

Family Bathroom 11' 10" x 7' 9" (3.60m x 2.36m)

This well appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising a roll top bath with shower mixer tap attachment, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains rainwater head shower and curved shower screen. The bathroom has exposed roof trusses, a ceramic tiled floor, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom One 15' 2" x 14' 3" (4.62m x 4.34m)

A fabulous double bedroom with a window to the front elevation, a ceiling light point and a radiator. Doors provide access to the walk-in wardrobe and en-suite bathroom.

Walk-in Wardrobe 8' 7" x 4' 8" (2.61m x 1.42m)

Having recessed ceiling spotlights and a range of shelving and clothes rails.

En-suite Bathroom 12' 0" x 7' 10" (3.65m x 2.39m)

Steps lead down into the en-suite bathroom which has an opaque window to the side and is fitted with a white suite comprising a roll top bath with shower mixer tap attachment, pedestal wash hand basin and WC. In addition there is a double width walk-in shower cubicle with mains rainwater head shower. The en-suite has exposed roof trusses, a ceramic tiled floor, recessed ceiling spotlights, a shaver socket and a heated towel rail.

Bedroom Two 14' 10" x 14' 2" (4.52m x 4.31m) *(at widest points)*

A good sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. The bedroom has an en-suite which comprises a WC, a wash hand basin and a useful storage cupboard.

Second Floor Landing

This landing has a skylight window to the rear elevation and doors into bedrooms three and four.

Bedroom Three 14' 11" x 13' 10" (4.54m x 4.21m)

A double bedroom with a pitched roof and exposed roof trusses. The room has a skylight window to the rear elevation, recessed ceiling spotlights and a radiator.

Bedroom Four 14' 9" x 13' 10" (4.49m x 4.21m)

A further great sized double bedroom with a window to the side elevation and a skylight window to the rear. The bedroom has exposed roof trusses, recessed ceiling spotlights and a radiator.

Outside

Poplar Farm is approached via five bar gates leading onto an extensive gravel driveway providing off road parking for numerous vehicles. Adjacent to the driveway are five outbuildings of varying sizes, some of which are equipped with power and lighting and offer substantial scope for further improvement and development, subject to the appropriate consents being obtained. The principle gardens are located to the side and laid primarily to lawn bounded by mature hedgerow. Situated next to the garden are two further outbuildings, one of which houses the central heating oil tanks. Accessed from the French doors from the kitchen is a delightful raised deck which provides a secluded outdoor seating and entertaining space. To the side of the property is an EV charging point.

Council Tax

The property is in Band E.

WHAT THE VENDOR SAYS:

"The property is Grade II listed; it was extensively rebuilt on a no-expense spared basis, over a 5 year period from the date we initially bought it. So, everything is new of that period.

General

- * Good Internet Speed, close to the exchange.
- * Over 1/3 acre of land.
- * House roof was taken back to felt and wood / felt repairs made.
- * Every external brick was evaluated, spun and the whole house repointed.
- * New double glazing custom casements and glass made by Hindles of Lincoln.
- * Fully Cat 5e wall sockets with data cabinet.
- * CCTV points are POE running off Cat 5e.
- * New TV sockets and aerial.
- * New commercial grade burglar alarm with phone dialler.
- * New felting and roof on garages and kitchen (original horses stable)
- * New kitchen and new utility room.
- * New ceilings throughout the property, placed over old ceilings where necessary.
- * New spotlights, the majority of them are energy efficient LED.
- * Where built (mainly on the back), battened internal walls off old ones, we added Kingspan or rockwool insulation, also loft insulation.
- * New wood burners and all chimneys lined.
- * New bathrooms / showers / baths (except second downstairs original toilet in the bootroom).
- * New ground floors to modern standards.

Electrics throughout

- * Completely replaced (no existing wiring used), there are two fuse boxes.

Heating

- * New oil Worcester heating system, new MegaFlow water tanks.

Waste

- * There is a combination of traditional and Saniflow
 - We put a dual motor Saniflow in big enough to run a commercial building, it is under the ground with an inspection cover for maintenance.
 - The kitchen water waste, downstairs bathroom and the spare bedroom bathroom go into this.
- All other toilets go to mains drains.

Plumbing

- * 95% of radiators are new with room stats
- * Majority of pipework replaced, old ones pressure tested.
- * New mains pipe between the road and house. Great water pressure, everything in the house is turned down.
- * Every pipe to radiators and sinks have individual cut offs.

Damp Course

- * Peter Cox Preservation, did a full damp course treatment chemical and plastic separation layer along the complete back side of the house, where we rebuilt a new interior wall on the old. This is under Peter Cox Warranty still.
- * A French drain was installed along the back of the property."

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

North Kesteven District Council, Lincs, 01529 414155

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 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. 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. 00007403 19 September 2025

GROUND FLOOR
2660 sq ft. (247.5 sq.m.) approx.

1ST FLOOR
879 sq ft. (81.2 sq.m.) approx.

2ND FLOOR
488 sq ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 4034 sq.ft. (374.8 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.
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