

Fen Farm

Little Hale



MOUNT & MINSTER



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A private and secluded small holding extending to 4.77 acres with extensive outbuildings and a comfortable five bedroom farmhouse enjoying unspoilt views from every aspect.

DESCRIPTION

A gorgeous farmhouse set down a long sweeping driveway in a secluded position surrounded by glorious open countryside. Extending to 4.77 acres, the property enjoys a range of both traditional and portal framed outbuildings together with a double garage and workshop.

The extended principal farmhouse benefits from spacious accommodation to include a counter kitchen with a utility, two separate reception rooms with a further dining room and a home office, with five bedrooms and three bathrooms, two of which are ensuite.

OUTSIDE

The property is approached up a farm track and has two gated entrances into a farm yard with direct access to a range of outbuildings as well as a double garage and a dedicated workshop. The permanent pasture is fenced and is suitable for a range of uses and has most recently been used for livestock but could be equally viable as an equestrian holding.

LOCATION

Little Hale is a small and unspoilt community situated a short drive from Heckington offering a wide range of amenities including a primary school, doctors, dental surgery, public house & cafés, a range of shops including a butchers & Post Office. There are excellent road links nearby from Sleaford, Grantham is easily accessible and has access to the A1, Boston and Kings Lynn are accessible via the main A17 eastwards. The village also benefits from a train station.

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Lea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre.

SCHOOLS

Local primary schools include Helpringham School and Heckington St Andrew's Church of England School with The Thomas Cowley High School close by. In Sleaford you will find further well respected secondary schools such as Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School which have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School.

SERVICES

The property is centrally heated throughout (oil) with mains water and electricity connected to the property. Drainage is to a septic tank.



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ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: B

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster:

T: 01476 851400

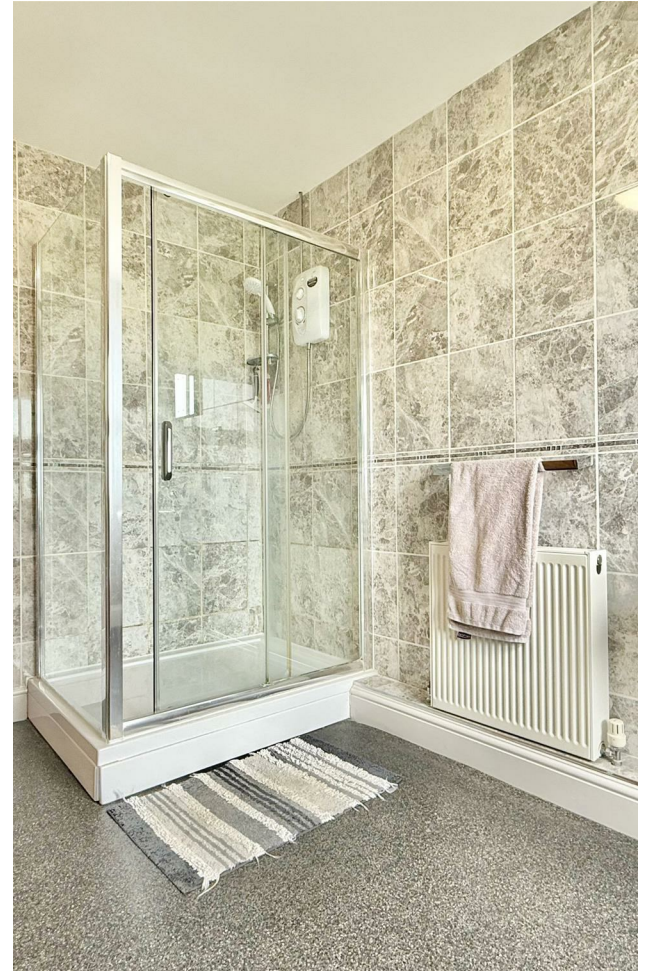
e: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







Green Drove, Little Hale Fen



Approx. Gross Internal Floor Area 13074 sq. ft / 1214.91 sq. m (Including Garage & Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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