



1 Priory Farm Cottages

Orford

M A S O N S

— Celebrating 175 Years —

1 Priory Farm Cottages

Orford, Market Rasen
LN8 6HW



Newly decorated and carpeted

Peaceful Wolds location

3 Bedrooms and bathroom

Kitchen, dining room and lounge

Off road parking and large garden

Stunning views all round

Quiet no through road

Adjoining Cottage also for sale

Well positioned in the Lincolnshire Wolds is this surprisingly spacious, three-bedroom semi-detached cottage with superb farmland views all round. The property offers excellent family accommodation comprising porch, kitchen diner, dining room and lounge, while to the first floor are three generous bedrooms and bathroom. Externally, the property has off-street parking and spacious wrap-around gardens with outbuildings. The property is located on a quiet no-through road and yet is only a short drive to local amenities in Binbrook and Market Rasen.

A former farmworkers cottage, of standard brick construction with pitched roof. The property is located along a farm road where right of way is granted and owns the parking area to the front. The property has uPVC double-glazed doors and windows and benefits from a Worcester oil-fired central heating system. The property has a shared septic tank located in the neighbouring cottage's garden.

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Ground Floor

Part-glazed uPVC door into the entrance porch with Worcester oil-fired central heating boiler and timber door into the spacious kitchen diner with multiple windows to rear and having a good range of base and wall units finished with Shaker-style, oak finished doors, laminated work surfaces and newly installed Lamona single electric oven and Lamona electric hob with extractor above. One and a half bowl sink and attractive tiling to splash-backs with space and plumbing for dishwasher. The room opens out into a spacious dining area with laminate wood flooring and opening through to the spacious dining room, having newly fitted grey carpet, window to front with some stunning views of the Wolds countryside, multi-fuel stove in the far alcove with slabbed hearth and understairs storage cupboard. Door through into the main reception room, making a useful sitting room with further window to the front, newly carpeted floor and stone-built fireplace with open grate fire and shelving to either side.



First Floor

A door giving access to the carpeted staircase and landing with pine doors to bedrooms and bathroom. The master bedroom is a very generous double to the front with carpeted floor and some delightful views across open fields. The second bedroom is also a generous double with a further window to the front, black-painted fire surround and carpeted floor, while the third bedroom is a smaller double with window to rear and laminated flooring. The family bathroom is positioned to the rear, having bath with Triton electric shower unit above, low-level WC, wash hand basin and frosted glass window to the rear. Tile-effect vinyl cushion flooring and airing cupboard to side with immersion heater tank within.





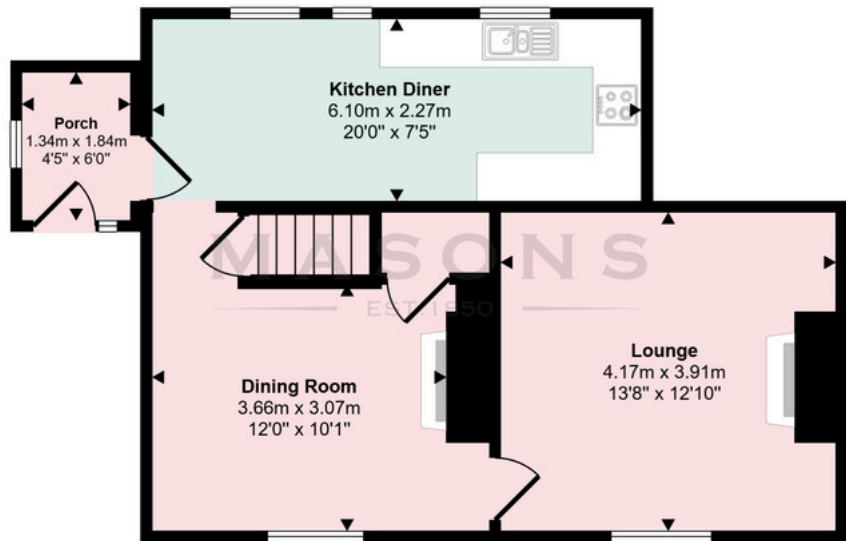


Outside

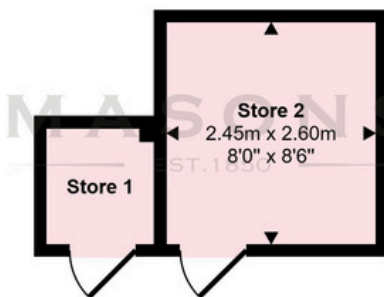
The property is approached by a shared farm driveway where right of way is provided, giving access to the gravel parking area to the front with room for two vehicles. Newly fenced front garden boundary with stone steps up to the garden, lawned areas to side with apple and plum tree and concrete paving around to the rear of the property with further paved patio and two brick-built out-houses, also housing the oil storage tank. The main garden is positioned off to the left and very generously sized, laid to lawn with fenced boundary, having mature trees and bushes throughout with some brilliant views across the Wolds and having a raised, gravelled patio area to the far side.







Ground Floor
Approx 51 sq m / 550 sq ft



Outbuildings
Approx 8 sq m / 89 sq ft



First Floor
Approx 48 sq m / 517 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Orford

A Peaceful Haven in the Wolds

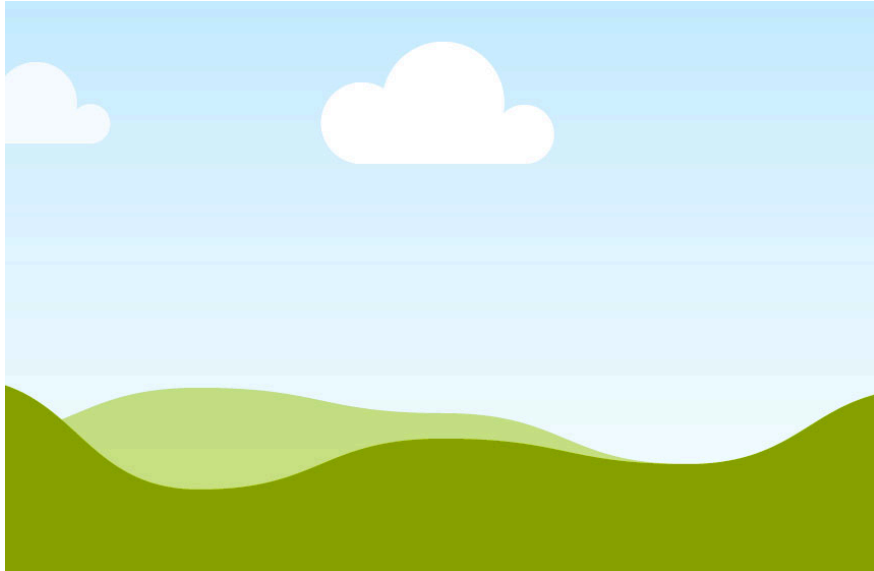
Priory Farm Cottages are located close to Binbrook, which is positioned in a scenic area of the Lincolnshire Wolds and is approximately 8 miles from Market Rasen, 10 miles from Louth, 12 miles from Grimsby and 24 miles from Lincoln. Local amenities in Binbrook include shop with post office, pub, garage, Chinese takeaway, tea room, village school (Ofsted rated good), doctor's surgery, church and there is a bus route through the town centre.

The area offers some lovely walks through the countryside and has bridleways for equestrians. Louth has a new sports and swimming complex, golf course and the Kenwick Park Leisure Centre on the outskirts with further golf and swimming facilities, together with an equestrian centre. National Hunt Racing takes place in Market Rasen.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains electricity, water and private shared drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///stuffy.huddling.prongs

Directions

If travelling from Binbrook, travel north out on Kirmond Road and bear right onto Orford Road, travelling towards Brookenby. Continue past the turning for Brookenby and take the next left turning signposted Stainton-le-Vale. After a short distance, there will be a farm drive on your left. Take this left turning and the cottages will be found along the drive on the left.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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