



2 Priory Farm Cottages

Orford

M A S O N S
— Celebrating 175 Years —

2 Priory Farm Cottages

Orford, Market Rasen
LN8 6HW



- Newly decorated and carpeted
- Peaceful Wolds location
- 2 Bedrooms and bathroom
- Kitchen, hall and lounge diner
- 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 spacious two bedroom semi-detached cottage with superb farmland views all round. The property offers excellent family accommodation comprising porch, kitchen, lounge diner, boiler room while to the first floor are two 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 garden.



Ground Floor

Glazed uPVC door into front porch with wood-effect vinyl flooring and door into the spacious central hallway with understairs storage cupboard, having timber doors to principal rooms. A room off to the side at the rear houses the Worcester oil-fired central heating boiler and electric meter. Lounge diner to the front making a spacious reception room having large window with superb views of the Wolds countryside, newly carpeted floor and fireplace with inset wood burner and stone hearth. The kitchen is positioned to the rear, having a range of base and wall units with oak-style Shaker doors, roll-top surfaces, stainless steel sink and electric cooker with space and plumbing for washing machine.





First Floor

Carpeted and turned staircase leading to the landing, with doors into bedrooms and bathroom. The master bedroom is a spacious double in size with views over the countryside, built-in cupboards to side, a cast iron fireplace and newly carpeted floor. Bedroom 2 is also a good size with window to rear and newly carpeted floor. The family bathroom is positioned to the rear with modern white suite comprising panelled bath, wash hand basin and low-level WC. Wood-effect floor and airing cupboard to side housing the hot water cylinder.



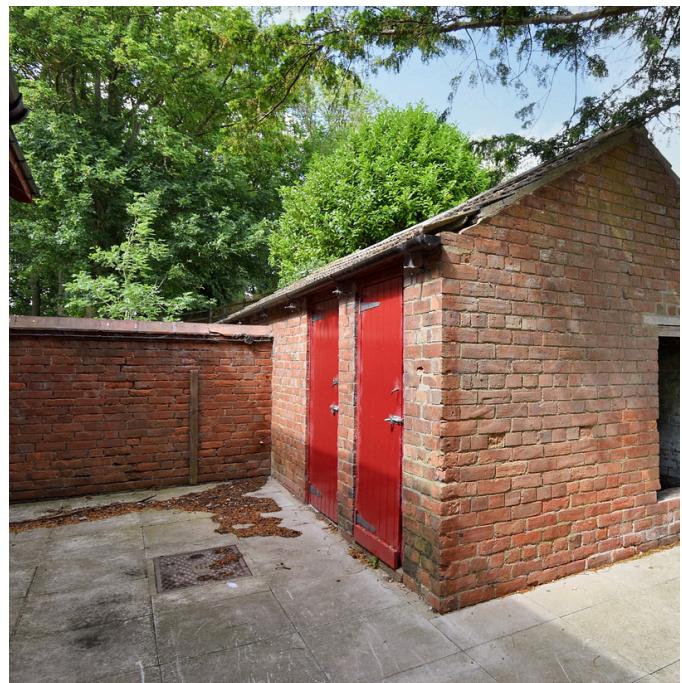




Outside

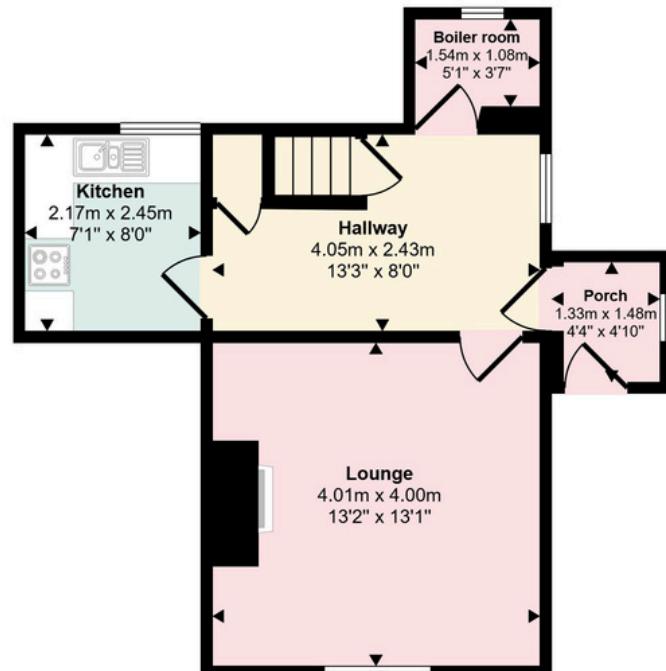
To the front of the property is a gravelled parking area for two vehicles, with newly fenced front and side boundaries and stone steps up to the garden, which is laid mainly to lawn, with concrete path leading to front door and around to the rear. Post and rail fencing to side and rear boundary, having oil storage tank. The rear is a paved courtyard with brick-built outbuilding having two storage sheds with electricity supply within, with the garden having some excellent views across the front, over the Wolds countryside.



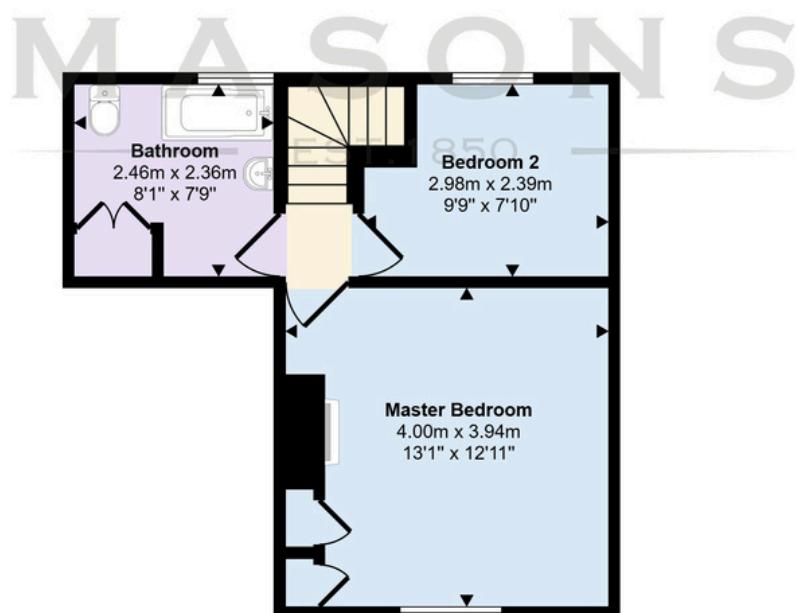




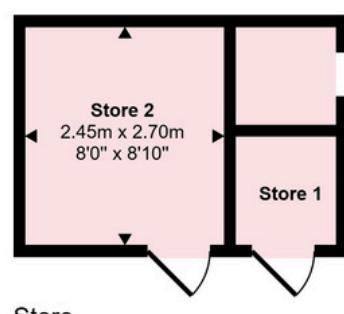
Approx Gross Internal Area
79 sq m / 847 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 32 sq m / 342 sq ft



Store
Approx 10 sq m / 112 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

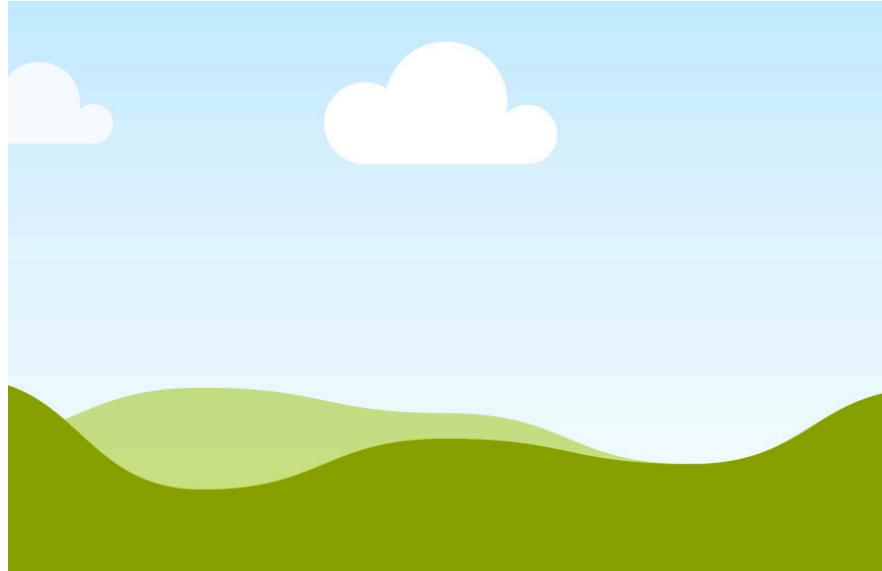


Priory Farm Cottages are located close to Binbrook, which is positioned in a scenic area of the Lincolnshire Wolds and is approximately 8 miles from Market Rasen, 10 miles from Louth, 12 miles from Grimsby and 24 miles from Lincoln. Local amenities in Binbrook include shop with post office, pub, garage, 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 A

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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