



MILL FARM, HEAPHAM
£650,000

BROWN & CO

MILL FARM, MAIN STREET, HEAPHAM, GAINSBOROUGH, LINCOLNSHIRE, DN21 5PT DESCRIPTION

Mill Farm is a delightful combination of renovated detached house of character with domestic gardens, generous parking, an array of versatile brick and pantile outbuildings grouped around a central courtyard with separate access and grassland, in all extending to approximately 11.1 Acres (4.49 Hectares) subject to measured site survey.

The house has been lovingly renovated by the current owners to deliver a charming family residence of considerable character. Traditional range fireplaces, stripped internal doors, tiled flooring, exposed floorboards, traditional radiators and traditional double glazed sliding box sash windows enhance the aesthetics and charm.

Two reception rooms are provided of sitting room and dining room together with kitchen, useful utility room and cloakroom to the ground floor. The sleeping space radiates around the central landing, three bedrooms are provided and the house bathroom is generously proportioned, reflective of the character and features both roll top bath and separate showering enclosure.

There is a substantial range of highly versatile, traditional brick and pantile outbuildings, barns, stores, stables and cart sheds in a typical arrangement around a central crew yard. These buildings already deliver a dedicated home office, garaging and workshop but offer further potential for enjoyment with the house, and perhaps other development opportunities as well, subject to all statutory consents. The buildings benefit from a separate access, driveway and parking court.

The land extends to the north and east and is largely laid to permanent grass with additional field access to village road and pond.

This property will undoubtedly suit a variety of purchasers, particularly those with equestrian and livestock interest but also those wishing to attain a lifestyle purchase for country living.

LOCATION

Heapham is an attractive modest rural Lincolnshire village lying

amidst gently undulating countryside through which there are a variety of footpaths, lanes and bridleways to explore.

The village lies approximately 5 miles to the east of Gainsborough, Lincoln is approximately 15 miles to the south and Retford lies 16 miles to the west. The village is connected to an excellent road network with the A461 to the north and A15 to the east. Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins).

Leisure amenities and educational facilities (both state and independent) are well catered for. The highly regarded Queen Elizabeth Grammar school is located in nearby Gainsborough.

DIRECTIONS

Leave Gainsborough eastbound on the A631 and at the traffic lights turn right onto Heapham Road passing Morrisons supermarket. Continue along through the countryside and enter the village of Heapham. Carry on to the centre of the village, Mill Farm will be found on the left hand side.

ACCOMMODATION

SITTING ROOM 11'9" x 11'9" (3.58m x 3.58m) measured to rear of chimney breast with attractive traditional slate fireplace with cast iron tiled basket grate insert and stone flagged hearth. Front aspect window, alcoves either side of chimney breast, traditional finned radiator, quarry tiled flooring.



DINING ROOM 15'9" x 12'9" (4.80m x 3.88m) measured to rear of chimney breast with attractive fireplace surround and traditional range. Dual aspect front and rear, quarry tiled flooring, traditional

finned radiator. Front entrance door.



KITCHEN 11'9" x 9'6" (3.58m x 2.89m) minimum measured to front of chimney breast with traditional fireplace and range, stripped pine cupboards to one side and alcove to the other hosting the original brick copper base. Ivory cream additional base units with granite effect working surfaces and ceramic sink unit. Integrated dishwasher, rear entrance door, quarry tiled flooring, traditional radiator.



INNER LOBBY with useful under stairs storage cupboard.

UTILITY ROOM 10'0" x 6'9" (3.04m x 2.06m) with granite effect work

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surface, plumbing for washing machine, space for tumble dryer, Worcester gas fired central heating boiler, range of fitted shelving, quarry tiled flooring.

CLOAKROOM generous with low suite wc, pedestal hand basin, contrasting tiled flooring, traditional finned radiator.

LOBBY staircase ascending to first floor.

FIRST FLOOR

LANDING

BEDROOM ONE 15'9" x 12'9" (4.80m x 3.88m) maximum dimensions, traditional fireplace and basket grate, exposed floorboards, dual aspect, airing cupboard, radiator.



BEDROOM TWO 11'9" x 10'10" to 11'9" (3.58m x 3.31m to 3.58m) minimum dimensions, front aspect window, exposed floor boarding, traditional fireplace and basket grate, radiator.

BEDROOM THREE 11'9" x 10'3" to 11'0" (3.58m x 3.11m to 3.35m) access hatch to roof void, exposed floor boarding, rear aspect window, traditional fireplace and basket grate, radiator.

HOUSE BATHROOM 15'8" x 6'9" (4.78m x 2.06m) generously proportioned and fitted to complement the character of this house featuring roll topped bath, separate quadrant showering

enclosure, low suite wc, pedestal hand basin, exposed floor boarding, rear aspect window, traditional finned radiator. Chrome towel warmer.



OUTSIDE

Domestic grounds

The farmhouse is situated on the village side of its grounds in a prominent location having an expanse of lawned garden to the front with fruit tree and shrubs bordered by mature hedging.

An extensive flint driveway and parking court facilitates off road parking and maneuvering for numerous vehicles. The parking court is bordered by outbuildings comprising:-

Brick and pantile **GARAGE 15'0" x 12'2" (4.56m x 3.71m)** with internal interconnecting door into further outbuilding.

WORKSHOP 14'0" x 12'6" (4.30m x 3.84m) with light, power and rear door to crew yard.

HOME OFFICE 13'9" x 11'8" (4.18m x 3.54m) with character vaulted ceiling having exposed roof trusses and beams, plastered out, light, power and plumbing for washing machine with cold water feed.

At the rear, domestic gardens continue laid to lawn with flint amenity area to one side. There is good circulation space around the buildings.

Crew yard and Buildings

On the north side of the house is a fine range of traditional single storey brick and pantile buildings grouped around a traditional crew yard. This offers many possibilities for ancillary uses with the house, further home working, gymnasium, hobbies, annex style living arrangements etc. West Lindsey District Council have issued a positive Pre-App for ancillary and annex conversion of the barns. Additional possibilities may be available subject to planning. The group of barns also features an attractive open fronted cart shed and has its own amenity area and separate access to the village road. This includes a driveway formed in road planings with parking/maneuvering spur.

Land

Extending north and east is the grassland largely maturely hedged with separate field gate to village road and featuring small pond. Water is laid on to the field and crew yard buildings.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by West Lindsey District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Drainage is to a private treatment plant.

Wayleaves, easements & rights of way: The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not. Poles and overhead cabling cross the field and there is a public footpath to one side of the field too.

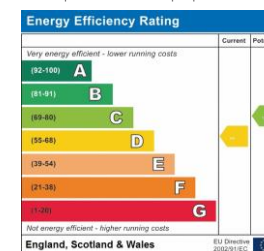
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

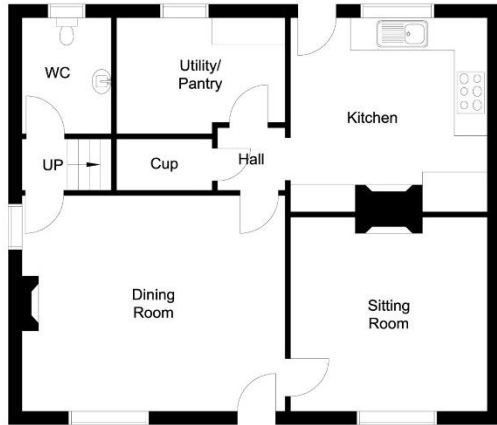
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. These particulars were prepared in May 2024.

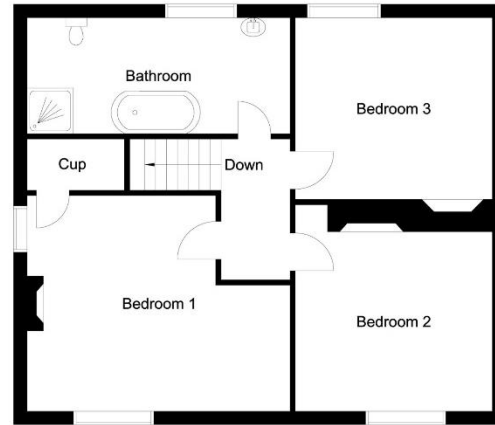


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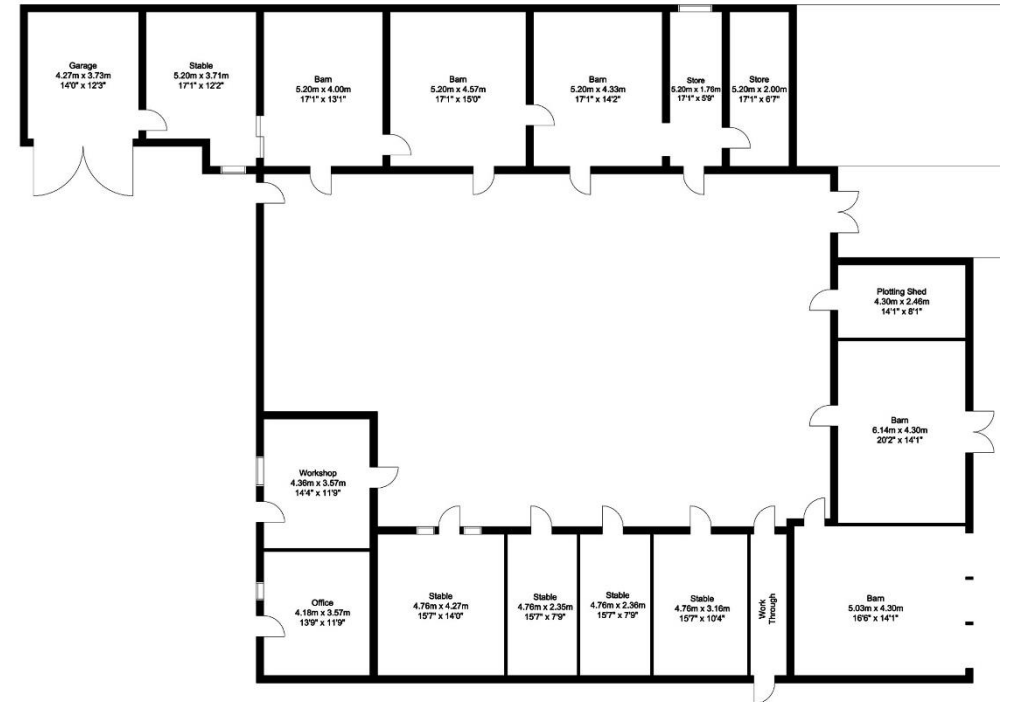
Ground Floor



First Floor



Outbuildings



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