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Yew Tree Farm, Low Road, Friskney, PE22 8SG



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Offers in excess of £700,000

When it comes to
property it must be


lovelle



Offers in excess of £700,000



Key Features

- Detached Georgian Farmhouse
- Four Double Bedrooms
- Two Generous Reception Rooms
- Kitchen-Diner, Utility and Boot Room
- Family Bathroom and Ensuite
- Six Acres, Five Stables
- EPC rating E
- Tenure: Freehold





Beautifully presented Georgian farmhouse with four bedrooms, family bathroom and en-suite shower room, drawing room, dining room, dining room, hallway with study area, farmhouse kitchen-diner, bedroom 4/further sitting room, utility room, downstairs WC and boot room. Set in approximately 6 acres, with paddocks, mature, well stocked gardens, plenty of off road parking, garage, brick car port, stable block with 5 stables, tack room and barn.

Entrance Hall/Office

3.35m x 2.12m (11'0" x 7'0")

With front entrance door, two radiators, original Lincolnshire sash window to the rear aspect, telephone point, stairs to first floor, under stairs storage cupboard, further store cupboard including metres, tiled floor spotlights, doors to;

Drawing Room

5.34m x 4.55m (17'6" x 14'11")

With triple aspect Georgian style sealed unit double glazed windows, radiator, multi-fuel burner, exposed beams, wall light, spotlights, television point.

Dining Room

5.25m x 4.62m (17'2" x 15'2")

With dual aspect Georgian style sealed unit double glazed windows, radiator, multi fuel burner with brick surround, television point, spotlight, wall lights exposed beam door to;

Kitchen/Diner

4.74m x 4.57m (15'7" x 15'0")

With sealed unit double glazed window sealed unit double glazed French doors to the patio seating area, tiled floor, recessed spotlights, telephone point, fitted oak, base and wall cupboards, incorporating drawers, granite work surface over, ceramic 1 and 1/2 bowl sink, integrated dishwasher, integrated Neff double electric oven, integrated halogen hob with extractor fan over, Rayburn oil fired range with two hot plates, oven warming oven, (also can heat your hot water if you don't wishing to use the immersion heater house in loft above the kitchen) plenty of space for further appliances including American style fridge-freezer, open doorway to;

Inner Hall

With tiled floor, radiator, doors to;

Bedroom Four/Sitting Room

5.28m x 4.49m (17'4" x 14'8")

With three one sealed unit double glazed window and three UPVC windows overlooking the gardens, stable and paddocks, two radiators, recess spotlight, television point door to;

En-suite

4.49m x 2.34m (14'8" x 7'8")

With sealed unit double glazed window with modern suite comprising low level WC wash hand basin inset to vanity unit, walk-in shower cubicle, ladder style radiator, wood effect tiled floor, tiled walls where appropriate, extractor fan.

WC

2.37m x 1.00m (7'10" x 3'4")

With low level WC, pedestal wash hand basin, wall lights, two shelves, wall lights, extractor fan, radiator.

Utility Room

3.42m x 2.67m (11'2" x 8'10")

With sealed unit double glazed windows to the side and rear aspects, fitted base cupboards with oak work surface over, integrated freezer, inset composite sink, space and plumbing for washing machine and tumble drier, Boulter oil central heating boiler, radiator tiled floor, extractor fan, loft access (partly boarded).

Boot Room

With sealed unit double glazed window to the front aspect, tiled floor, door to the parking area.

Landing/Study Area

5.40m x 2.15m (17'8" x 7'1")

An attractive landing area with useful seating/study area with Georgian style sealed unit double glazed window to the front aspect, two radiators, loft hatch access (with light) doors to;

Master Bedroom

4.76m x 3.02m (15'7" x 9'11")

With Georgian style sealed unit double glazed window to the front aspect radiator, fitted wardrobe, exposed beam.

Family Bathroom

3.41m x 2.31m (11'2" x 7'7")

With Georgian style UPVC double glazed window to the side aspect, panelled bath with mixer tap/shower attachment, low level WC, pedestal wash hand basin, tiled floor, half tiled walls, radiator, wall lights.

Bedroom Two

4.79m x 2.79m (15'8" x 9'2")

With Georgian style sealed unit double glazed window to the side aspect, radiator, exposed beam.

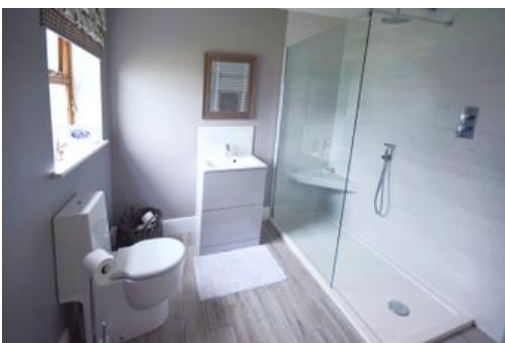
Bedroom Three

4.70m x 2.50m (15'5" x 8'2")

With Georgian style sealed unit double glazed window to the front aspect, radiator, exposed beam.

Outside

To the front of the property there are attractive cottage style gardens laid to lawn with well stocked flower, plant and shrub borders. These gardens extend to both side of the property and are enclosed by fencing and hedging. A hand gate to one side gives access to the rear gardens and to the other side the driveway bisects the lawn leading to a five bar gate which opens to the off road parking area with room for numerous vehicles. There is a garage and open fronted carport. The tree lined (apple, quince, plum, damson and pear) driveway then continues to the five bar gate that opens to the stable yard, stables, tack room, barn and then onto the paddocks. To the rear of the house are gardens mainly laid to lawn, with a patio seating area off the kitchen and further trees shrubs and flowers.





Equestrian Facilities

Stable Yard

The stable yard is enclosed by post and rail fencing with outside tap, external power points and lighting. Gated access leads to the first paddock and slip rails give access to a small paddock directly to the rear of the barn/stables. The L shaped block comprises of five stable and tack room.

Stable One

3.90m x 3.77m (12'10" x 12'5")

Stable Two

3.77m x 3.68m (12'5" x 12'1")

Stable Three

3.70m x 3.05m (12'1" x 10'0")

Stable Four

3.76m x 3.15m (12'4" x 10'4")

Maximum Dimensions to include brick feed manger. Currently used as wash box.

Stable Five

3.83m x 3.02m (12'7" x 9'11")

Tack Room

3.08m x 2.01m (10'1" x 6'7")

With fitted base unit and stainless steel sink with hot and cold water, fitted shelving, saddle racks, bridle hooks, mains fed energizer for electric fencing, power and lighting, stable door to the rear opening to;

Barn

12.41m x 3.77m (40'8" x 12'5")

With slip rails giving access to the small rear paddock. Lean to store attached to the side of the barn offering further storage for jumps, equipment etc.

Paddocks

Paddock One - a small paddock to the rear of the barn/stable block enclosed by post and rail and stock fencing, hedging and mature trees. Paddock Two - accessed via a five bar gate from the stable yard and a further five bar gated access from Low Road, enclose by post and rail fencing. A five bar gate opens to; Paddock Three - enclosed by post and electric tape. With 16'x12' field shelter (on skids) Beyond this it; Paddock Four - surrounded by drainage dyke. Currently provides a hay crop per year.

Garage/Carport

5.06m x 4.58m (16'7" x 15'0")

Brick built, comprising open fronted carport 5.872x5.209 (19'.3"x17'.1") and height clearance of 2.565 and garage with electric roller door, power and light. Adjacent to the carport is the oil tank (fitted 2013)

Services

The property has oil central heating, private sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Fantastic country lane position with open field views but also only a few miles from amenities, as property is located between the village of Friskney and the Market Town of Wainfleet. Both offer amenities including schooling, pubs and shops. Wainfleet also boast bus services and railway station, mini supermarket, petrol station, pubs/restaurants, take aways, Post Office, hairdresser etc. The property is located towards the East Lincolnshire coast, approximately 8 miles south-west of the coastal town of Skegness, 15 miles north-east from the large Market Town of Boston, 40 miles from the City of Lincoln and 47 miles from Peterborough. Keen riders benefit from a thriving equestrian community with excellent events through out the county from pleasure rides, show jumping, showing, X country, pony club, dressage, beach rides and bridle paths throughout the Fens and Wolds. Lincolnshire's premier equestrian facility Sheepgate is 9 miles and Arena UK is only 50 miles.

Directions

From Skegness take the A52 south towards Boston. Over the railway line and through Wainfleet St Mary after about half a mile you will see an ornate Friskney Village sign. Turn right immediately opposite this sign onto Mill Lane. Follow the lane and at the end you will see Yew Tree Farm directly in front of you. If you are coming from Boston on the A52 take the next left hand turning after the Barley Mow Pub onto Mill Lane and follow the lane to the end and the property is directly in front of you.

Agents Notes

Under Section 21 of the Estate Agency Act please be aware that the seller of this property are a member of staff of this estate agency.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

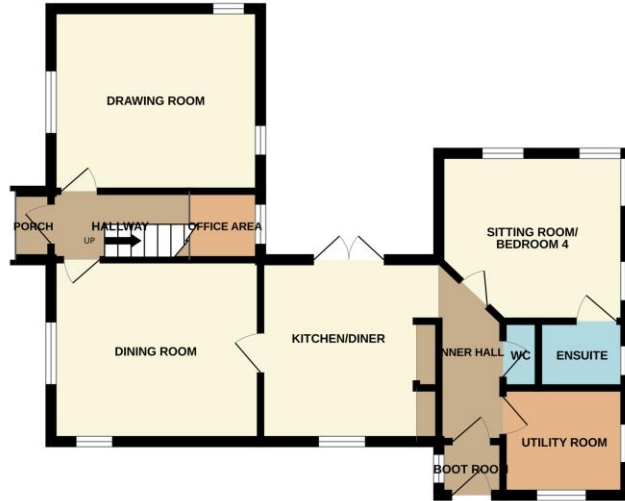
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

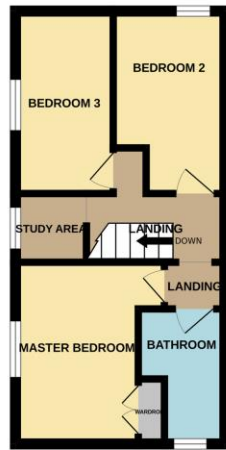
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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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