



Flintwood Farm, Hemingby Road, Belchford

£2,995,000



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**Willsons**  
SINCE 1842

# Flintwood Farm, Hemingby Road, Belchford,

## "AGENT'S COMMENTS"

Joint Agents, PGM&Co and Willsons, are pleased to offer to the market this charming ring-fenced property located on Hemingby Road in Belchford, nestled in the picturesque Lincolnshire Wolds.

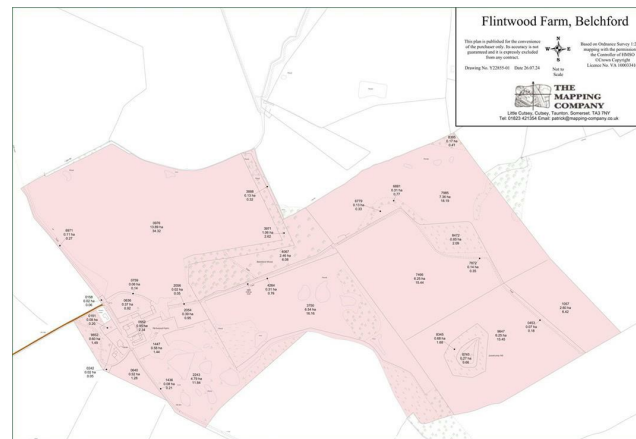
Flintwood Farm comprises, the main farmhouse, a separate annex, 7 holiday cottages, 1 farm cottage and a range of buildings, all within the expansive 147 Acre holding. The property is surrounded by grassland, woodland, and serene lakes, providing a tranquil and idyllic setting.

Whether you're looking to embrace the rural lifestyle, explore potential rental income opportunities, or simply enjoy the beauty of the countryside, this property has something for everyone.

Belchford is a village situated in the Lincolnshire Wolds in an Area of Outstanding Natural Beauty. Belchford has a Public House, Village Hall and many walks. Cadwell Park racetrack is approximately 5 miles to the north. The nearby villages of Scamblesby & Tetford both have primary schools with Tetford also having a Doctor's surgery. Horncastle is approx. 5 miles to the south with Louth approx. 10 miles to the north west.



LOCATION



# Willsons

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## Location

Lying in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, Belchford is a charming and popular village, offering a popular village pub and forming the hub of various Wolds walks, including the Viking Way. The village is situated approximately 4 miles (6 km) north of Horncastle which offers a wide range of services and amenities including shops, cafes, and primary, secondary and grammar schools.

## The Farmhouse

The farmhouse, with its stunning recently renovated kitchen and views over the land offers 4 bedrooms, one en suite and spacious living areas. The property comprises: -

## Ground Floor

### Kitchen/Breakfast Room

16'11" x 25'11" (5.16m x 7.91m )

Brand new fully fitted kitchen with built in appliances, and an open plan dining area featuring exposed brickwork and AGA (disconnected).

### Lounge

19'3" x 14'6" (5.87m x 4.44m )

With decorative feature fireplace and wood burning stove.

### Dining Room

13'3" x 14'6" (4.05m x 4.44m )

Featuring cast iron fireplace and dual aspect windows.

### Sun Room

14'9" x 10'4" (4.50m x 3.17m )

Solid oak floors, floor to ceiling windows and patio doors leading out on to the lawn.

## First Floor

### Bedroom 1

13'3" x 14'6" (4.05m x 4.44m)

With built in cupboard and large walk-in wardrobe area.

### Bedroom 2

12'4" x 10'2" (3.76m x 3.11m)

This bedroom has an open fire place and offers a modern en suite with shower, sink, w/c and mermaid board throughout. Plus separate Dressing Room (2.01m x 3.37m).

### Bedroom 3

7'8" x 26'3" (2.35m x 8.01m)

Spacious room with built in wardrobes.

### Family Shower Room

8'2" x 7'8" (2.51m x 2.34)

Shower cubicle, mermaid board, sink with fitted unit w/c.

### Bedroom 4

7'8" x 26'3" (2.34m x 8.01)

Low ceiling expansive space suitable for 4th bedroom.

## Outside

The farmhouse has a separate driveway with ample parking. The gardens and grounds are predominantly laid to lawn, with a shelter belt of trees and an orchard to the rear.

## The Annex

The detached annex is accessed via a separate driveway, and overlooks the acre paddock to the west of the holding. The annex has recently been renovated and briefly comprises 2 bedrooms, 2 bathrooms and a spacious open plan lounge/kitchen diner.

## Holiday Cottages

The range of traditional buildings on the farm have been converted to provide 7 individual holiday lets with shared courtyard area and space for parking. Known as 'Poachers Hideaway' the cottages benefit from a range of unique selling points offered by the location and facilities on the farm itself and they have bookings throughout the season. The cottages are known as:

### Viking Cottage – Sleeps 2 – 44.7m2 (480 ft2)

1 Bedroom, Lounge/Diner, Kitchen, Bathroom.

### Bluebell Cottage – Sleeps 2 – 43.4m2 (467 ft2)

1 Bedroom, Lounge/Diner, Kitchen, Bathroom

### The Granary – Sleeps 8 – 118.8m2 (1278 ft2)

3 Bedrooms, Kitchen Dining Area, Bathroom, Shower Room, First Floor Lounge.

### Shire Horse Barn – Sleeps 7 – 108m2 (1163 ft2)

3 Bedroom, ensuite, Kitchen/Diner, Lounge, Bathroom.

### Tack Room – Sleeps 3 – 38m2 (409 ft2)

1 Bedroom, Lounge/Diner, Kitchen, WC, Shower.

### Betty Hutton Cottage – Sleeps 2 – 65.8m2 (708 ft2)

1 Bedroom, Lounge/Diner, Kitchen, Bathroom.

### Juice Trump Cottage – Sleeps 4 – 61.2m2 (659 ft2)

2 Bedroom, Lounge/Diner, Kitchen, Bathroom.

## FARM COTTAGES

Located to the north of the main yard area is a semi detached farm cottage 'Livery Cottage'. The cottage has previously been occupied under an Assured Shorthold Tenancy (AST) to farm workers but is currently unoccupied. Occupancy is restricted to agricultural workers on account of the conditions stipulated in the deed of grant over the farm access road.

### 'Livery Cottage' - 113m2 (1216 ft2)

3 Bedrooms, 2 Kitchens, 2 Lounge areas, 3 Bathrooms.

## OUTBUILDINGS

Flintwood Farm offers a range of useful buildings benefiting from a range of uses.

### Main Building – Mixed Use – approx. 457m2 (4920 ft2)

Located centrally in the yard area the main building benefits from permission for mixed use being; agricultural storage area and laundry room, in addition to educational area and 2 no. classrooms and a lounge. The building benefits from both water and electricity connections and is constructed of part block and brick with wooden panel cladding and sheet metal roof.

### Workshop – approx.125m2 (1340 ft2)

Part brick, part wooden panelled walls with corrugated tin sheet roofing and concrete floor. The building is also fitted with uPVC windows, pedestrian doors and vehicular access. Main power is also collected to the workshop.

### Livestock Building – approx. 278m2 (2990 ft2) This

a scheme of improvements, funded by grant aid (FIPL), to create 7 individual block construction loose boxes/stables and concrete flooring. Corrugated sheet cladding to the roof and 3 sides, with open front, lean-to (approx. 75m2) and several barrier and 5-bar gates.

## LAND

The land predominantly Permanent Pasture and extends to approximately 59.57 hectares (147 acres). It is classified as being predominantly Grade III Agricultural Land Classification Maps as historically published by the Ministry of Agriculture, Fisheries and Food. The land is generally free draining. There are some land drains in places. The soils are identified by the Soil Survey of England and Wales as being from the Wickham 2 association which are described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. Over much of this association the land is used for and grassland, leys and some cereals. All of the land lies within a Nitrate Vulnerable Zone. In addition to the grassland, Flintwood Farm also benefits from a range of lakes and wetland scrapes.

## COUNTRYSIDE STEWARDSHIP SCHEME

The farm is entered into an Entry Level/Higher Level Countryside Stewardship (CS) Agreement which has been extended. The current Agreement has a start date of 01/10/2012 and an end date of 30/09/2028 and generates in the region of £14,000 per annum. Details of the Agreement can be provided upon request by the Joint Selling Agents. Also in place is a CS Capital Grant agreement expiring on 30/09/2026. This standalone Capital Grant is for a total of 6440 meters of 'sheep netting' fencing (FG2) to enclose the principal grass fields.

## GRANT SCHEME – Farming in Protected Landscapes (FI

The 'Livestock Building' as referred to in these Particulars of Sale is the subject of a diversification project funded by Lincolnshire County Council via the FIPL scheme. The capital infrastructure works relating to building conversion for a rare breed housing facility must be maintained for 5-years from completion (April 2023). The responsibility for maintenance and use will be passed to the purchaser. A grant was also awarded (July 2023) for creation of a lake by rejuvenating existing wetland/pond areas to create a larger, wildlife focused, lake. Planning Permission for the lake has been obtained (24/02/23), however the grant has not been claimed nor works started. Full details available from the joint selling agents.

## SCHEDULE OF AREAS & LAND USE

Please see attached Particulars of Sale.

## WAYLEAVES/EASEMENTS AND RIGHTS OF WAY

The land is offered for sale subject to all existing rights, subject to and with the benefit of existing rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars. Please note that there is a right of way (Bridleway) through the farm. There is a high pressure gas pipeline crossing the southern end of the farm. The access road to the farm (shown shaded brown on the enclosed plan) is not owned and subject to a deed of grant for a right of way for agricultural purposes and holiday home accommodation only. The grantors of this right of way are willing to discuss extending the permitted uses if required by a new purchaser. Further details from the agents.



Flintwood  
Farm  
House  
Hemingby  
Road  
Belchford  
Horncastle  
LN9 5QN



## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

