



## Seggimore Farm, Bishop Norton Road

Glentham, Market Rasen, LN8 2EU

**£875,000**

An idyllic escape to the countryside, 'Seggimore Farm' is a rare opportunity to acquire a striking three storey Grade II Listed Georgian Farmhouse set within 6.5 Acres (STS). The property itself offers spacious and versatile living accommodation of just over 3000 sqft, spread across three levels, briefly comprising of Two Formal Reception Rooms, large Living Kitchen, Office, Utility Room and Shower Room to the Ground Floor, Three Bedrooms and Family Bathroom to the First Floor and Two further Bedrooms and Cloakroom to the Second Floor. Externally, the property is ideal for the equestrian enthusiast and offers Two Double Stable Blocks, Enclosed Crew Yard and fully fenced and serviced paddocks complete with Field Shelter. The Grounds also include a mature woodland, extensive Working Garden with Vegetable Beds and Orchard, Formal Lawns and landscaped Gardens. There is also the large former milking parlour and cart sheds with three open bays and an extensive footprint offering endless potential for further utilisation (subject to necessary consents). A wonderful rural retreat that must be viewed to be fully appreciated.





**Seggimore Farm , Bishop Norton Road, Glentham, Market Rasen, LN8 2EU**



**SERVICES**

Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING** – Exempt. GRADE II LISTED

**COUNCIL TAX BAND** – G

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading west out of Market Rasen along the A631, continue along this road for approximately 7 miles through Middle Rasen, West Rasen and Bishopbridge until reaching the village of Glentham. Turn right onto Bishop Norton Road just after the Fuel Station/Garage, then continue for approx 0.5 miles and the property can be found on the left hand side, just after the Village Hall.

**LOCATION**

Glentham is a rural, medium sized village to the north of Lincoln. Complete with village hall, village convenience shop, public house and fuel station/garage and is also within easy access to the Market Town of Market Rasen where all the usual facilities and amenities can be found.





## ACCOMMODATION

### RECEPTION HALL

14' 2" x 10' 0" (4.33m x 3.05m) Hardwood entrance door opening into the welcoming hallway, with tiled flooring, radiator, staircase to the upper floors with a large under stairs storage cupboard/wine cellar beneath, ceiling light point, radiator and doors to the 2 Reception Rooms and Living Kitchen.

### LOUNGE

18' 8" x 15' 1" (5.70m x 4.62m) Having ornate feature fireplace, exposed floorboards, radiator, ceiling light point, a large bay window to the front elevation and a door to the side elevation with feature shutters over-looking the formal rose gardens.



### DINING ROOM

18' 6" x 15' 1" (5.66m x 4.60m) Having ornate feature fireplace, large bay window to the front elevation and a further glazed window to the side elevation with feature shutters, exposed floorboards, radiator, ceiling light point and door to the Side Entrance Hallway.

### LIVING KITCHEN

18' 1" x 18' 10" (5.53m x 5.76m) A large open plan Living Kitchen with tiled flooring and splashbacks, large ornate feature fireplace with raised hearth and inset log burner, cornflower blue bespoke wooden units with space for dishwasher, space for American style fridge freezer, space for cooker, space for AGA, inset ceramic butler sink, 2x windows to the side elevation, door to the second staircase to the first floor, door to the Pantry, door to the Side Entrance Hallway, archway with 2x sets of cornflower blue painted shutters leading to the Rear Hallway, Office and Ground Floor Shower Room.



### KITCHEN PANTRY

3' 2" x 7' 1" (0.99m x 2.17m) Having ceiling light point and shelving.

### REAR HALLWAY

3' 4" x 7' 5" (1.04m x 2.28m) L-shaped Rear Entrance Hallway with 2x sets of cornflower blue shutters to partition if required and rear entrance doorway leading to the rear yard and onto the gardens/Stables. Having tiled flooring, ceiling light point, part painted timber panelling to walls, door to Ground Floor Shower Room and door to Office.



### SHOWER ROOM

6' 2" x 7' 5" (1.88m x 2.27m) Having tiled flooring, tiled and mosaic style tiling to walls and contrasting tiling to splashbacks, part painted timber panelling, WC, wash hand basic, towel radiator, extractor, frosted window to the rear elevation and an enclosed shower cubicle with 'Mira' electric shower.

### OFFICE

10' 0" x 12' 7" (3.06m x 3.86m) Having tiled flooring, ceiling light point, radiator, window to the side elevation, loft access hatch and large safe.





#### SIDE ENTRANCE HALLWAY

7' 6" x 9' 5" (2.31m x 2.88m) Having tiled flooring, ceiling light point, radiator, window and door to the Side Entrance Porch, door to the Kitchen, door to the Dining Room and door to the Utility Room.

#### UTILITY ROOM

10' 0" x 10' 4" (3.07m x 3.17m) Having tiled flooring, part frosted window to the rear elevation, spaces for fridges, freezers, washing machine and tumble dryer, shelving, ceramic Belfast sink, wall mounted heating controls (the oil fired boiler is situated externally).

#### REAR PORCH

5' 9" x 6' 1" (1.77m x 1.86m) Entrance Porch with windows to each elevation and internal window to the Side Entrance Hallway, having tiled flooring, courtesy lighting and hardwood door.



#### FIRST FLOOR LANDING

Having window to the front elevation and providing access to Three Bedrooms, the Second Staircase (leading down to the Living Kitchen) and Family Bathroom. Tiled flooring, 2x radiators and 2x ceiling light points and a further staircase also continues onto the Second Floor.

#### MASTER BEDROOM

14' 4" x 19' 4" (4.37m x 5.90m) Enjoying dual aspect views provided by a window to each side elevation, tiled flooring, ceiling light point, radiator, door to a large closet and door to the En-suite.

#### EN-SUITE

5' 4" x 6' 10" (1.63m x 2.10m) Having WC, wash hand basin with mosaic effect tiled splashbacks, extractor, recessed downlighting, towel rail radiator, exposed rustic feature beam and large oval shaped bath with mixer tap over.



#### FAMILY BATHROOM

7' 6" x 10' 10" (2.31m x 3.32m) Having tiled flooring, recessed downlighting, extractor and painted timber panelled walls with a separate fully tiled and enclosed shower cubicle (measuring an additional 0.87m x 1.07m) with slight step up and direct feed shower. Step down into the Bathroom with airing cupboard, WC, vanity wash hand basin with mosaic style tiled splashbacks, frosted window to the side elevation and large clawfoot roll top bath with telephone style mixer tap and handset.

#### BEDROOM TWO

14' 0" x 15' 1" (4.29m x 4.62m) Currently utilised as a Sitting/Reading Room. Having tiled flooring, ceiling light point, window to the front elevation and radiator.



#### BEDROOM THREE

14' 2" x 15' 1" (4.33m x 4.61m) Having tiled flooring, ceiling light point, window to the front elevation and radiator.

#### SECOND FLOOR LANDING

Having window to the front elevation and providing access to Two Bedroom, tiled flooring and ceiling light points.





#### WC

9' 1" x 3' 5" (2.78m x 1.05m) Having WC with mosaic style tiled feature wall, wash hand basin with ornate tiled splashbacks, loft access hatch and ceiling light point.

#### BEDROOM FOUR

14' 3" x 15' 1" (4.35m x 4.61m) Having ceiling light point, window to the front elevation and radiator.

#### BEDROOM FIVE

14' 2" x 15' 1" (4.34m x 4.60m) Having ceiling light point, window to the front elevation and radiator.

#### OUTSIDE

The property is delightfully concealed by mature trees to its front boundary and accessed via its stone walled entrance gateway and onto the gravelled reception driveway. Further access onto the Crew Yard and Stables is through additional gates, wide enough for farm/paddock maintenance machinery and horse boxes/lorries. The former milking parlour and cart sheds is of brick and pantile construction and whilst it is currently used for storage, offers a fantastic footprint that may offer a wealth of potential (subject to necessary consents). The Crew Yard gives access to the Two Stable Blocks, both having 2x large stables with power and lighting and continues onto the fully fenced and serviced paddocks with Field Shelter. There is also a pedestrian pathway that the current Vendors have created along the edge which provides a delightful walk around the grounds and leading through the Woodland Area to the far left of the property's boundary. The Woodland walk leads us along the beck and back through the trees and turning left passing the hen house/animal pen and to the extensive Vegetable Garden area and Orchards with well-established beds, Greenhouse areas and fruit bushes and trees or straight onto the formal lawns that wrapround to the front of the property passing the beautiful rose gardens. Finally in the heart of the garden space is a landscaped area with large well established flower beds, patio areas perfect for entertaining, al fresco dining and/or garden furniture and Summerhouses.

#### NOTE

The property will ideally be sold with an Overage Clause in situ that would see any development of the property grounds within 20 years from the completion of sale date of 25% to the present Vendors.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [murdys.net](http://murdys.net)

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CVR and iMatter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £25.

Westlab Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlab Financial Services we will receive 10% of the fee which Westlab Financial Services receive from the lender or provider. The average fee we currently would receive is £50. In addition Westlab Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our financial Adviser who can help you work out the costs of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Murdys makes every effort to ensure these details are accurate however they themselves and the vendors (as far as for whom they act as Agents) give no guarantee.

1. The details are a general outline of or guidance only and do not constitute any part of an offer or contract. No person in the employment of Murdys is any authority to make or give representation or warranty however in relation to this property.
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