



LODGE FARMHOUSE

Stroxton, Grantham, Lincolnshire NG33 5DD



LODGE FARMHOUSE, STROXTON

Grantham 5 miles | Melton Mowbray 13 miles

Farmhouse with outbuildings, large gardens and a paddock extending to approximately 0.69 hectares (1.70 acres). Lodge Farmhouse offers a unique property with renovation potential (subject to planning) in a sought-after location.

**Guide Price £690,000
For Sale by Private Treaty**

DESCRIPTION

Situated in an idyllic, rural setting, Lodge Farmhouse offers a unique opportunity to acquire a substantial former farmhouse in a sought-after location. The property is in close proximity to the picturesque Vale of Belvoir and has excellent transport links being in the vicinity of the A1 and only a short distance from the market town of Grantham.

The property also boasts a range of traditional outbuildings, ripe for conversion subject to obtaining the necessary planning consents, along with substantial, mature gardens and a paddock extending to approximately 1.7 acres (0.68 hectares).

Lodge Farmhouse provides accommodation across two floors in bright well-proportioned rooms. The house would require a full refurbishment (subject to obtaining the relevant planning consents) but has great potential to be a substantial and attractive family home.

Outbuildings include a crew yard of single storey barns and former storage sheds and an attractive, traditional barn. The buildings present conversion opportunities to several uses (subject to obtaining the relevant planning consents) including further residential accommodation or equestrian facilities.

The property extends to approximately 2.57 acres (1.04 hectares) comprised of mature gardens and a single, grass paddock.



LOCATION

Lodge Farmhouse is situated between the villages of Stroxton and Hungerton. Close to the market town of Grantham, local amenities and facilities are within easy reach.

The property also benefits from excellent transport links; the A1 is nearby and being just 4.5 miles from Grantham train station, London is accessible by train in approximately 1 hour 15 minutes.

TENURE AND POSSESSION

The property is freehold, with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

LOCAL PLANNING AUTHORITY

South Kesteven District Council, Council Offices, The Picture House, St. Catherine's Road, Grantham, NG31 6TT | 01476 406080

The property falls within the South Kesteven Local Plan (as adopted in January 2020).

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

ENERGY PERFORMANCE CERTIFICATE

The current EPC is valid until 9 April 2034 and is an F (32) rating.

OUTGOINGS

The house is in council tax band E.
Empty property rates are currently payable.



ACCOMMODATION

Entrance Porch & Hallway: A bright and spacious entrance hall leading from the front door, accessed via the garden. The welcoming entrance provides access to the principal downstairs rooms along with the stairs to reach the first floor.

Living Room (5.31m x 4.35m): Well-proportioned, dual aspect room with an open fireplace.

Dining Room (4.54m x 4.35m): Bright, dual aspect room with an open fireplace and access to the garden.

Sitting Room (3.57m x 3.36m): Cosy room providing additional living space.

Kitchen (4.54m x 2.61m): Traditional, farmhouse kitchen with classic red tiled flooring. Access to the garden via a side door.

Utility Room (4.67m x 4.17m): Substantial space to the rear of the kitchen with traditional, blue brick flooring and access to the garden at the side.

WC (1.56m x 0.95m)

Downstairs Bedroom (5.31m x 3.81m): Previously used as a downstairs bedroom, a well-proportioned and versatile, dual aspect room.

Ensuite (2.61m x 1.74m): Accessed via the downstairs bedroom.

Landing: Light and airy space with attractive balustrade.

Bedroom One (5.31m x 3.81m): Well-proportioned, double bedroom positioned on the front elevation.

Bedroom Two (5.31m x 4.35m): Well-proportioned, double bedroom positioned on the front elevation.

Bedroom Three (4.54m x 2.80m): Dual aspect, rear bedroom.

Bedroom Four (3.49m x 2.63m): Cosy, rear single bedroom.

Bedroom Five (3.49m x 2.63m): Well-proportioned rear bedroom.

Bathroom (4.54m x 2.61m): Large, family bathroom.

LAND

There is a single, grass paddock adjacent to the gardens and buildings extending to approximately 0.69 hectares (1.70 acres). The land is accessible via the property's access track or through a field gate directly off the public highway.

The land is laid to permanent pasture and primarily suited to grazing with livestock and horses.

WATER AND ELECTRICITY

The existing water and electricity supply is shared with the adjoining land. Within 6 months of completion, the Buyer will be obligated to install new water and electricity supplies to allow for 2 separate connections (one to the property and the other to the retained land) whilst always maintaining the constant supplies to the retained land.

ACCESS

The property is accessed directly off the public highway. A separate field gate off the unnamed road.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.



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Not to scale.

50 m
Scale 1:1250 (at A4)





DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

VIEWINGS

Viewing strictly by appointment only. Please contact the Seller's Agents or the Brown & Co JHWalter Lincoln office on the details below to arrange.

Viewing is at your own risk and neither the Seller's Agent nor the Seller take any responsibility for any injury, losses or damages incurred during inspection.

HEALTH AND SAFETY

The poor condition of the property, including the house and all outbuildings, means their structural integrity and therefore safety cannot be guaranteed. Inspections, particularly internal viewings are at the discretion of individual viewing parties, and it is advised those viewing exercise common sense and particular caution due to the indeterminable safety of the structures. The Seller's Agent nor Seller do not take any responsibility for injury, losses or damages incurred and therefore those viewing do so entirely at their own risk.

DIRECTIONS

what3words: ///waffle.sway.lobby

From the A1 (southbound), take the exit towards Grantham and head west on the A607. Entering the village of Harlaxton, turn left onto the High Street and onto Swinehill. At the junction, bear left onto Gorse Lane before turning right onto the unnamed road. The property is located 0.4 miles up the lane on the left.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/ imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in May 2024. Photographs were taken in May 2024.

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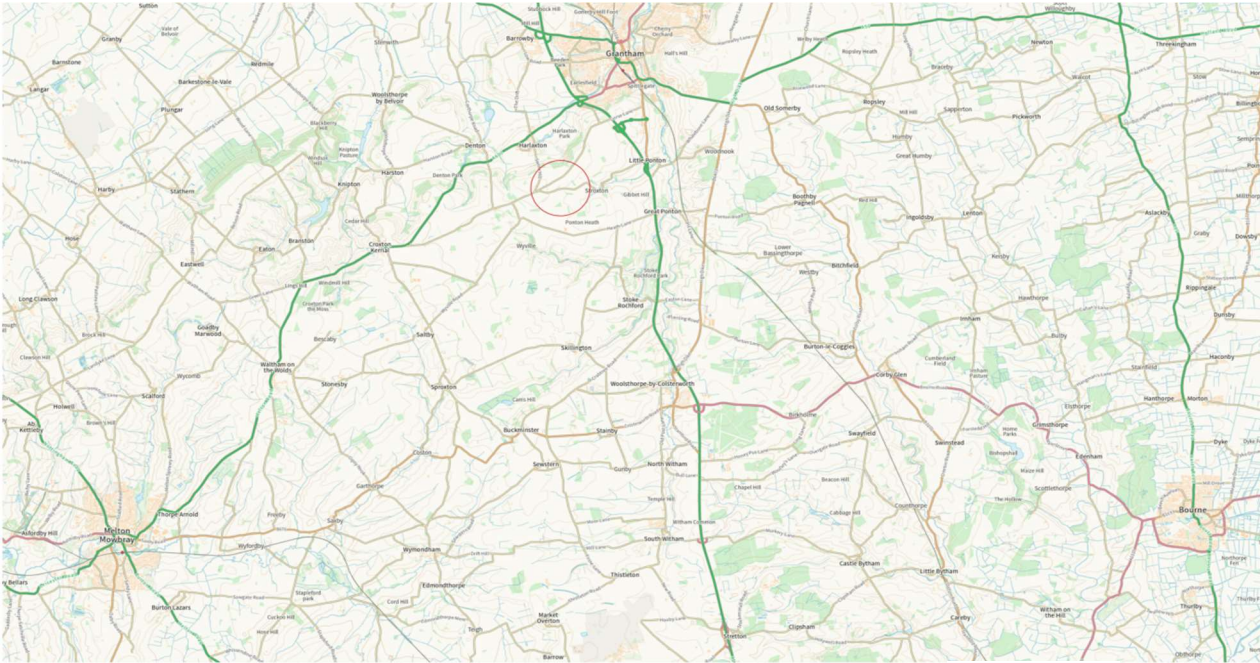
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