



College Farm,  
Saleby, Alford

**BROWN & CO** JH Walter



# College Farm, Saleby, Alford

Saleby - Alford = 2.5 miles   Saleby - Louth = 12.5 miles

College Farm is an attractive period farmhouse nestled within private grounds of just under 1.5 acres which enjoys stunning panoramic views of open countryside beyond, with substantial and versatile accommodation including an integral annexe space, accessed through the main property or via its own private front door; ideal for an elderly relative, business or holiday let, etc.

The property is approached via a gated tree lined driveway and is surrounded by beautiful mature gardens. Internally the property briefly comprises of three dual aspect reception rooms, a kitchen diner with utility, lobby and cloakroom off. To the first floor are four bedrooms, an ensuite and family bathroom. A separate staircase leads to a large versatile room with a vaulted ceiling which is ideal for use as a home office, bedroom, library or playroom. The integral annexe space currently comprises a small kitchen, bathroom, bedroom and lounge.



## ACCOMMODATION

### Hall

A welcoming entrance hall provides access to both principal reception rooms and the kitchen diner, with the staircase leading to the first floor and doorway to the cellar.

### Cellar

Fitted with a range of shelving and having power and lighting.

### Lounge

A cosy reception room which is situated to the front of the property with dual aspect timber framed double glazed sash windows. An ornate cast iron open fireplace on a tiled hearth with a timber surround, radiator. Double doors opening to:

### Orangery

A stunning triple aspect Orangery with a vaulted picture window enjoying views of the gardens and open countryside beyond, French doors opening onto the sunset terrace. Indian sandstone tiled flooring and a large radiator.

### Dining Room

A further dual aspect reception room, situated to the front of the property with double glazed timber framed sash windows

to the side and front, a central cast iron open fire with a tiled hearth and timber surround, internet point, radiator and opening to:

### Kitchen Diner

A traditional farmhouse kitchen which comprises of a range of cream wall and base cupboards, with beech worktops and tiled splash backs over. An inglenook houses the AGA cooker, with tiled splashbacks and a bespoke timber surround. A range of integrated appliances include; Neff oven and grill, induction hob and dishwasher. Space for an American fridge freezer with bespoke surround cupboards, inset stainless steel double sinks with a drainer and mixer tap over. Timber framed double glazed sash windows to the rear, Indian sandstone tiled flooring, radiators, hardwood rear entrance door.

### Utility Room

With plumbing for an automatic washing machine and space for a tumble dryer, beech square edge worktops over and tiled splashbacks, base cupboards and tall larder style cupboard. Inset 'Belfast' style sink with a mixer tap. Timber framed double glazed sash window to the side aspect, Indian sandstone tiled flooring.

### WC

With a close coupled WC, pedestal sink and single taps, Boulter oil fired central heating boiler, Indian sandstone tiled flooring, extractor fan.

### Home Office/Bedroom Six

A great versatile room with its own private staircase, timber framed double glazed windows, radiators.

### Stairs to the first floor landing

With a timber framed double glazed window to the front enjoying stunning views, inner hallway with an ornate wall hung mirror, radiator.

### Bedroom One

Situated to the front of the property with dual aspect timber framed double glazed windows, radiator and access to the family bathroom.

### Bedroom Two

With a timber framed double glazed sash window to the front enjoying stunning views beyond, radiator, door to:



**En-suite Shower Room**

With a close coupled w.c, corner pedestal sink and single taps with tiled splash backs, shower cubicle with an electric shower and fully tiled enclosure. Timber framed double glazed sash window, laminate flooring, extractor fan, radiator.

**Bedroom Three**

With a timber framed double glazed sash window and a radiator.

**Bedroom Four**

With a timber framed double glazed sash window, built in cupboards with ample shelving and one housing the hot water cylinder, radiator.

**Family Bathroom**

A white modern four piece suite comprising of a double ended panelled bath with a mixer tap and tiled splashbacking surround, vanity unit with a handwash basin, mixer tap and storage below, double shower enclosure with an electric shower and glass doors, close coupled w.c. Laminate flooring, timber framed double glazed sash window, radiator, loft access.

**OUTSIDE****Double Garage**

With twin framed ledged and braced barn doors, power and lighting, fitted units which provide ample storage space and a workbench, loft access and integral access to the annexe hallway.

**Single Garage**

With barn doors.

**Gardens**

The property stands in grounds of just under 1.5acres, surrounded by a vast array of mature shrubs and trees, enjoying complete privacy and views of open countryside. Approached by double timber five bar gates, down a tree lined gravelled driveway to the garages and rear entrance door with block paving, providing ample off street parking and turning space. The grounds are mostly laid to lawn, with vegetable plots to one side and an evening sun terrace to the other which is surrounded by lavender plants and is situated off the 'Orangery'. To the rear of the property an arch way leads you to the orchard which enjoys a variety of semi-mature fruit trees and woodland beyond. In addition, there are two quaint summer houses, a green house and timber shed.

**COUNCIL TAX BAND**

The property is in Council Tax Band D

**BUYER IDENTITY CHECK**

Please note that prior to acceptance of any offer Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

**TENURE**

Freehold. For sale by private treaty.

**FIXTURES & FITTINGS**

Certain items may be available for purchase by separate negotiation.

**SERVICES**

Mains water and electricity are connected. Oil fired central heating and drainage is by way of a septic tank. Ultra fast broadband.



# ANNEXE

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## Kitchen

With a range of cream base cupboards and drawers, square edge wooden worktops and tiled splash backs over. Inset 1 ½ bowl stainless steel sink and drainer with a chrome swan mixer tap, plumbing for an automatic washing machine, integrated electric oven and slim ceramic hob. Space for a fridge freezer, Indian sandstone flooring, timber framed double glazed windows, radiator and extractor fan.

## Hallway

With Indian sandstone tiled flooring, radiators, full length double glazed timber framed picture window, two storage cupboards, one with ample shelving. Access to all rooms and the double garage.

## Snug/Bedroom Seven

With a hardwood entrance door, electric fire set on a tiled hearth with a timber surround, dual timber framed double glazed windows.

## Bedroom Five

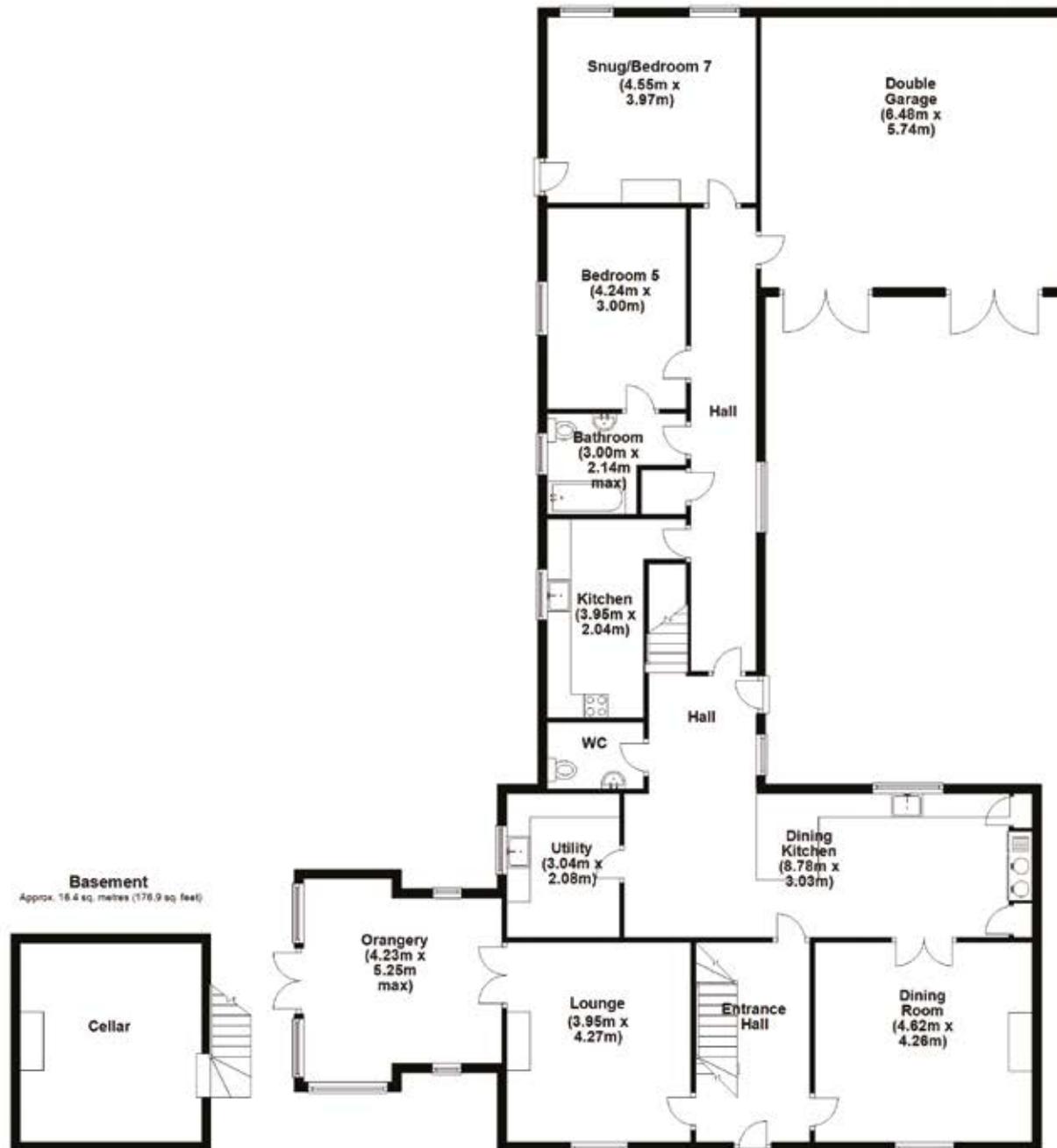
With a timber framed double glazed window, radiator, TV point, door to:

## Bathroom

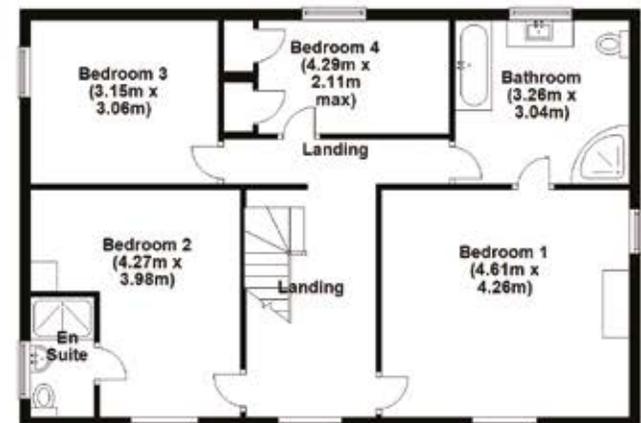
A white modern three piece suite comprising of a close coupled WC, pedestal sink and single taps, panelled bath with a mixer tap, telephone shower head and tiled splashbacks. Laminate flooring, radiator, extractor fan, timber framed double glazed window.



**Ground Floor**  
Approx. 212.0 sq. metres (2282.0 sq. feet)



**First Floor**  
Approx. 106.9 sq. metres (1150.6 sq. feet)



Total area: approx. 335.3 sq. metres (3609.5 sq. feet)



**DIRECTIONS: LN13 0HZ**

Travelling southbound on the A1104 towards Alford, take your first left into Saleby onto Mill Lane, College Farm is the first property on your righthand side.

**VIEWING PROCEDURE**

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agent team on 01522 504304.

Energy performance certificate (EPC)																																		
College Farm Saleby ALFORD LN13 0HZ	Energy rating <b>E</b>	Valid until: 11 September 2032 Certificate number: 9523-3029-5201-4682-2290																																
Property type	Detached house																																	
Total floor area	281 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is E. It has the potential to be C.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>48   E</td> <td>70   C</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E	48   E	70   C	21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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**AGENT**

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