



Mid Farm House
Lissington, Lincoln

BROWN & CO JH Walter



Mid Farm House, Lissington, Lincoln, LN3 5AE

Mid Farm House is a delightful period farm house full of charm and character, and is understood to date back to the 1850s. The main house offers excellently presented and spacious living accommodation which comprises of entrance hall, living room, study, WC, breakfast kitchen, and dining room to the ground floor, along with four bedrooms to the first floor.

Outside the property further benefits from two annexes, an office, utility, large barn providing excellent storage, a courtyard which provides ample parking and four open bay car ports.

The property sits in grounds of approximately 0.7 acres with large lawned gardens to the rear with patios areas, mature trees and shrubs. The property offers so much potential for a buyer whether it be for multi-generational living, keeping animals, running a business, or bringing in an additional income with holiday lets.



DESCRIPTION

Mid Farm House

Ground Floor

Entrance Hall

Entrance doors to front and rear, bespoke handmade oak staircase rising to the first floor, two radiators.

WC

Double glazed window to side, vanity wash basin, WC, radiator.

Living Room

Double glazed window to front, double glazed French doors to side, multi-fuel burning stove inset to fireplace, two radiators.

Study

Double glazed window to front, built in cupboards, radiator.

Kitchen / Breakfast Room

Double glazed window to rear, Belfast sink, worktops, base and eye level storage units, range cooker with extractor hood over, spaces for fridge freezer and dishwasher, tiled splash backs, loft access, radiator, under floor heating opening into:

Dining Room

Double glazed windows to front, rear and side, fireplace, base level storage units, tiled flooring, radiator, door to rear porch.

Rear Porch

Entrance door and double glazed windows to rear, tiled floor.

First Floor

Landing

Double glazed windows to front and side, storage cupboard, loft access, radiator.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, fitted wardrobes, fireplace, radiator.

Bedroom Four

Double glazed window to front, radiator.

Bathroom

Double glazed windows to rear, WC, pedestal wash basin, free standing roll edge bath tub, shower cubicle, heated towel rail, airing cupboard housing hot water cylinder and shelving, radiator, under floor heating.

ANNEXE ONE

Kitchen/Diner

Front entrance door, double glazed windows to front and rear, one and a half drainer sink, worktops, base and eye level storage units, integrated oven and hob, space for fridge, loft access, radiator, tiled floor.

Living Room

Vaulted ceiling, exposed brick and beam work, double glazed window to rear, two radiators.

Conservatory

Double glazed windows and entrance door to rear.

Bedroom

Double glazed window to rear, vaulted ceiling, exposed beam, radiator.



Bathroom
Double glazed window to front, bath with wall mounted shower unit over, shower rail and curtain, vanity wash basin, WC, heated towel rail, radiator.

ANNEXE TWO

Ground Floor
Sitting Room

Entrance door, Belfast sink, worktop, radiator, tiled floor, stairs rising to first floor.

Shower Room
Window to front, WC, pedestal wash basin, shower cubicle.

First Floor

Bedroom
Vaulted ceiling, exposed beam and brick work, two windows to front, two radiators.

Further Outbuildings

Office
Front entrance door, windows to front and rear, power and lighting.

Utility Room
Entrance door, sink, spaces for fridge, freezer and washing machine.

Storage Room 3.91m x 2.11m

Barn 8.08m x 5.18m
High vaulted ceiling, entrance door to front.

Three Bay Open Car Port
Car Port

Outside
To the front of the property gated access leads to a lawned garden surrounded by mature trees and hedges.

The property is accessed from the side of the property where gated access leads to a courtyard providing parking for several vehicles with four open bay car ports and an array of outbuildings.

To the rear is a beautifully landscaped garden with patio areas, substantial lawned gardens, an array of mature trees and shrubs. There is also a driveway and car port that serves the annexe.

TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX
Band E

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)

Regulations 2017.

Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

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

AGENT

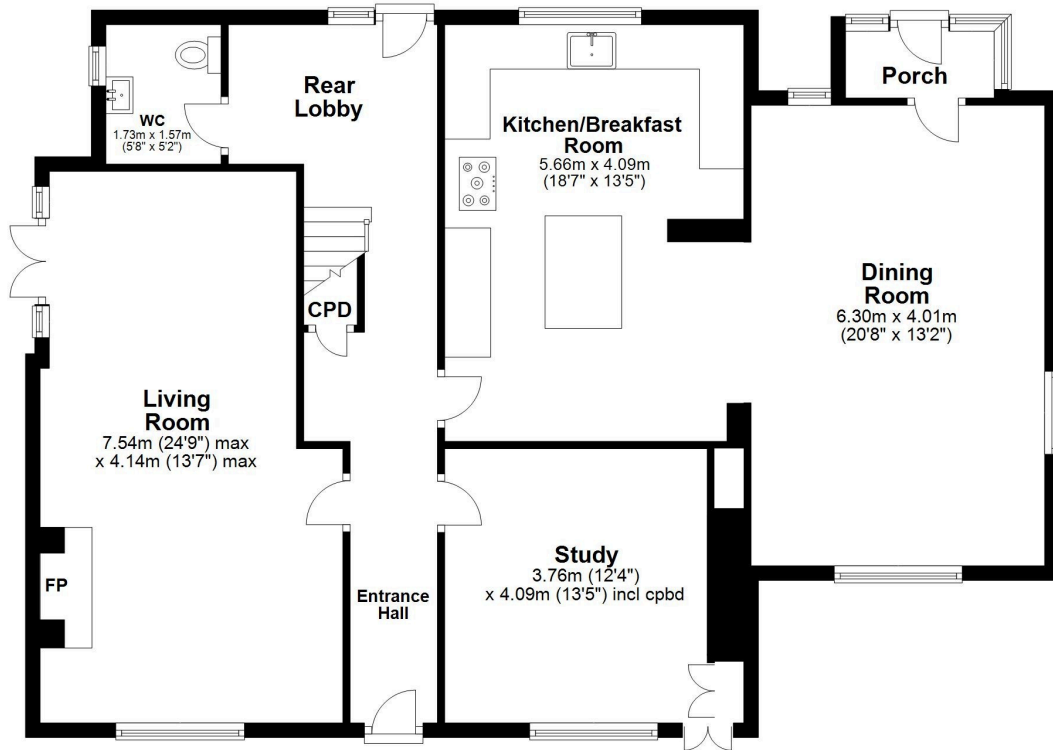
James Drabble
01522 504304
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Energy performance certificate (EPC)			
Mid Farmhouse LINCOLN LN1 5JL	Energy rating D	Valid until: 28 April 2031 Certificate number: 2730-3028-2204-6387-2204	
Property type	Detached house		
Total floor area	179 square metres		
Rules on letting this property			
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 (https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)			
Energy rating and score			
This property's current energy rating is D. It has the potential to be C.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales: The average energy rating is D The average energy score is 60			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65	74
39-54	E		
21-38	F		
1-20	G		



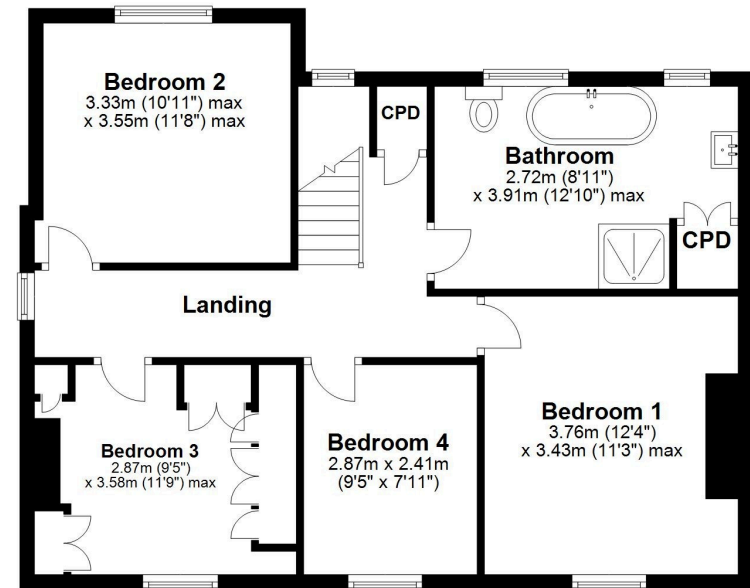
Ground Floor

Approx. 117.3 sq. metres (1262.7 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



Total area: approx. 183.5 sq. metres (1975.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

Mid Farm House, Lissington





Total area: approx. 266.0 sq. metres (2863.5 sq. feet)

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Mid Farm House - Outbuildings, Lissington

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