



Hope Farm,
Hardwick, Lincoln

BROWN & CO JH Walter



Hope Farm, Hardwick, Lincoln

Lincoln City Centre - 9 miles Newark - 16 miles (Direct daily trains to London Kings Cross)

Constructed in 2018 this imposing five bedroom, three storey dwelling extends to around 5,500 sq ft and nestles in around 3.64 acres with far reaching countryside views. The substantial accommodation has been carefully designed to provide a luxurious family home with the ground floor offering two reception rooms, capacious open plan kitchen/living/dining room, utility room, garden room, plant/boiler room and wc. The first floor comprises four generous bedrooms with two offering en-suite and dressing room facilities, family bathroom and galleried landing with oak staircase leading to a sumptuous master suite with bedroom, dressing room, en-suite shower room and galleried landing leading to a roof terrace with breath taking views.

Outside offers a converted outbuilding currently used as gym and a substantial workshop currently used for storage. The grounds offer a large decked area with sunken hot tub, lawned garden/paddock with post and rail fencing, a detached brick and slate garage with timber double carport.



ACCOMMODATION

Entrance hall

With oak and glazed panel staircase leading to first floor, Dijon limestone flooring runs throughout the ground floor with touch screen zonal underfloor heating, door to;

Reception One 5.16m x 4.67m

Double glazed casement windows to front elevation.

Reception Two 5.22m x 3.77m

Double glazed casement windows to front and side elevations.

Kitchen/ Living/Dining room 14.29m max x 8.90m max

Double glazed casement windows to rear and side elevation, double height ceiling with brick feature wall and stunning Bocci chandelier (available by separate negotiation), bespoke fitted kitchen with a combination of granite and oak worktops, double Belfast sink, built-in appliances include two Neff Double ovens, Neff built-in dishwasher, further island unit with beautiful Hector Finch pendent lights (available by separate negotiation), Samsung induction hob with Elica Pearl extractor over, built in wine fridge, further wall units with space and plumbing for large American fridge freezer, glazed double doors to garden room and doors to plant room and utility.

Plant Room

Built-in storage cupboard housing underfloor heating and auto mist equipment. Further door to;

Boiler Room 3.44m x 2.32m

With further plant and solar panel controls.

WC

Two piece suite comprising mid flush WC and wash basin, period radiator.

Utility 4.37m x 2.51m

Double glazed casement windows to side and rear elevation, fitted wall and base unit with Belfast sink, space and plumbing for washing machine and tumble dryer, period radiator, double glazed door to rear elevation.

Garden Room 3.56m x 3.69m

Double glazed casement windows to side and rear elevations, double glazed doors to large decked area.

First floor

Bedroom One 5.26m x 4.81m

Double glazed casement windows to front and side elevations, two period radiators, door to;

Dressing Room 3.30m x 2.56m

With period radiator.

En-suite Shower Room 3.28m x 2.32m

Three-piece suite comprising large walk-in shower with dual shower, wash basin, mid flush WC, part tiled walls, extractor, heated towel rail.

Bedroom Two 5.17m x 4.70m

Double glazed casement windows to front elevation, two period radiators, door to;

Dressing Room 3.43m x 2.53m

With period radiator.

En-suite shower Room 3.41m x 2.25m

Three-piece suite comprising large walk-in shower with dual shower, wash basin, mid flush WC, part tiled walls, extractor, heated towel rail.

Bedroom Three 4.74m x 4.75m

Double glazed casement window to rear and side elevation, two period radiators.



Bedroom Four 4.86m x 4.32m

Double glazed casement windows to rear elevation, two period radiators.

Family Bathroom 4.54m x 3.58m

Double glazed casement window to rear elevation, three-piece suite comprising roll top slipper bath, mid flush WC, his and hers wash basins, two heated towel rails, extractor.

Galleried Landing 9.30m x 4.59m

Double glazed casement window to front elevation, three period radiators, oak and glazed panel staircase to;

Second floor

Galleried landing 8.18m x 4.76m

Double glazed casement windows to front elevation, three period radiators, doors to dressing room and double glazed Velux door and window allowing access to;

Roof Terrace 5.65m x 4.03m

Brick pillars with glazed panels surround a large decked area with far reaching countryside views and long range views of Lincoln Cathedral.

Dressing room 4.76m x 3.05m

Double glazed casement window to front elevation, period radiator.

Master Bedroom 5.28m x 4.56m

Double glazed Velux windows to side elevations, two period radiators, built-in eaves storage.

En-suite shower Room 4.76m x 3.34m

Double glazed casement window to front elevation, three-piece suite comprising unique rainwater shower with two glazed panels, mid flush WC, wash basin, two heated towel rails, extractor.

Outside

Enter through the electric solar powered gates and make your way down the long tree-lined driveway until you reach a further set of electric timber gates. These open into a private gravelled courtyard with walled and fenced boundaries. The gravel driveway continues round the side elevation through to a brick and slate garage and double carport. A large decked area extends out from the Garden Room with a sunken hot tub and steps down to the substantial garden with post and rail fencing and access to the Fosssdyke canal which continues into Lincoln's Brayford Pool.

Outbuilding 14.94m x 4.50m

Currently utilised as a gym, but could be used for a number of uses for example a home Office or potential conversion into an Annexe. This well-proportioned space has a double glazed window and double glazed French doors to front elevation, three radiators, door to;

Potential Shower Room 4.49m x 2.60m max

Currently part renovated with a double glazed casement window to front elevation, door to;

Boiler Room

With oil fired boiler.

Workshop 17.71m x 8.49m

A useful building for storage, stabling, garaging or potential conversion with access from the front and rear, power and light.

Council tax

Band E

Services/Specification

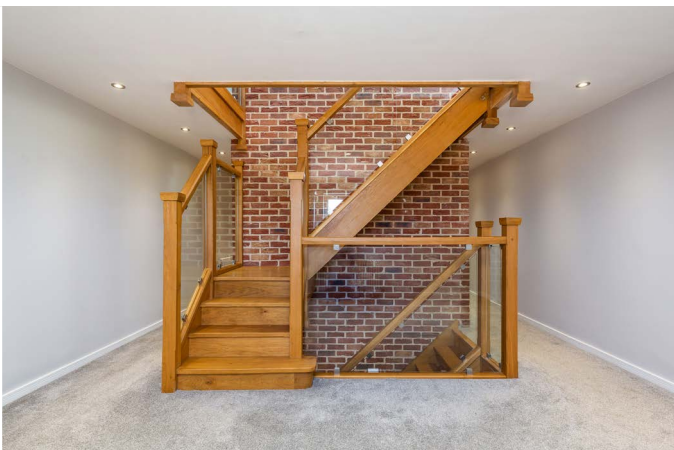
The property has mains water, mains electric and 14 solar panels making it a very economical home in comparison to its size, under floor heating throughout the ground floor with touch screen thermostats, soft water purifier for the showers, oil fired boiler, sewage treatment plant, 150mm wall insulation, auto mist sprinkler system, wi fi repeaters, outside CCTV and a pod point electric car charger.

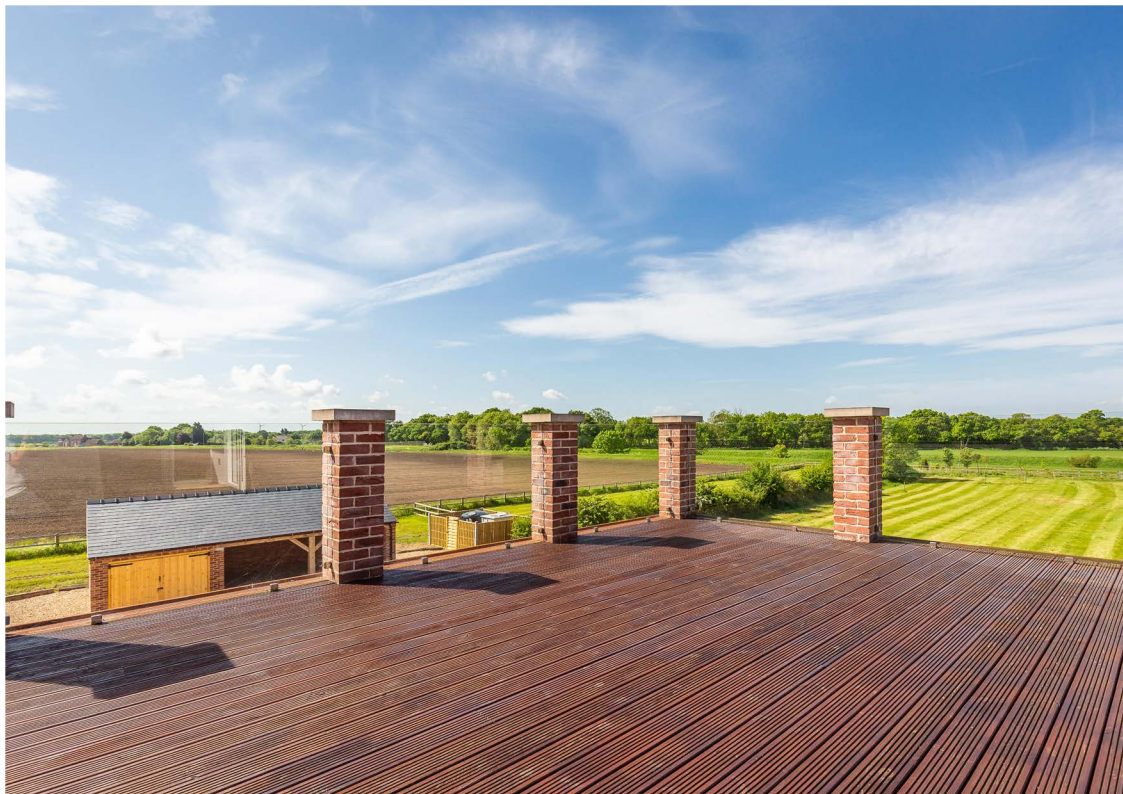
AGENT

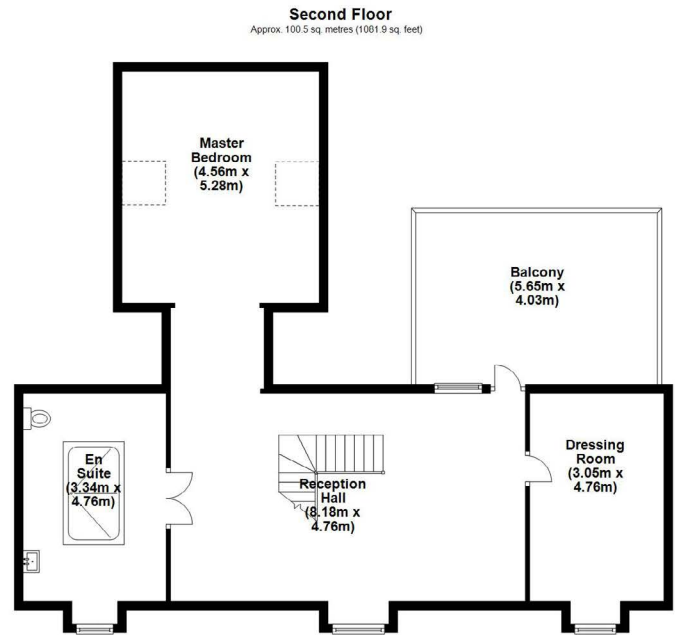
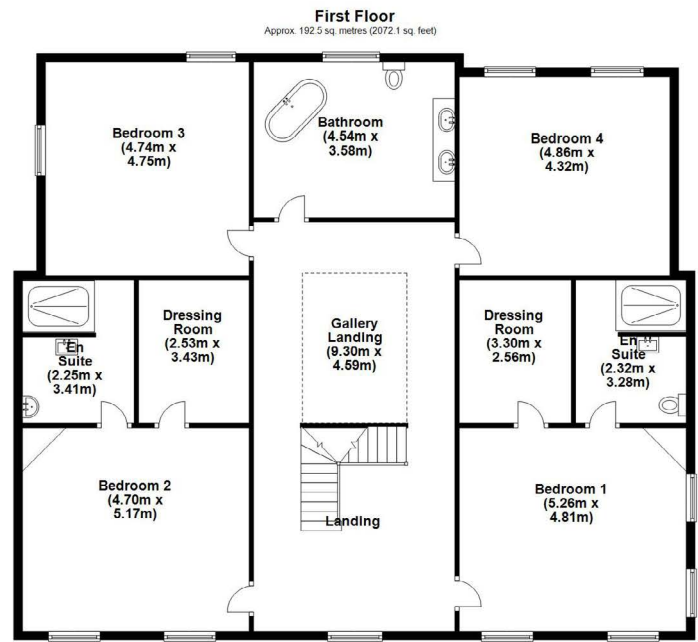
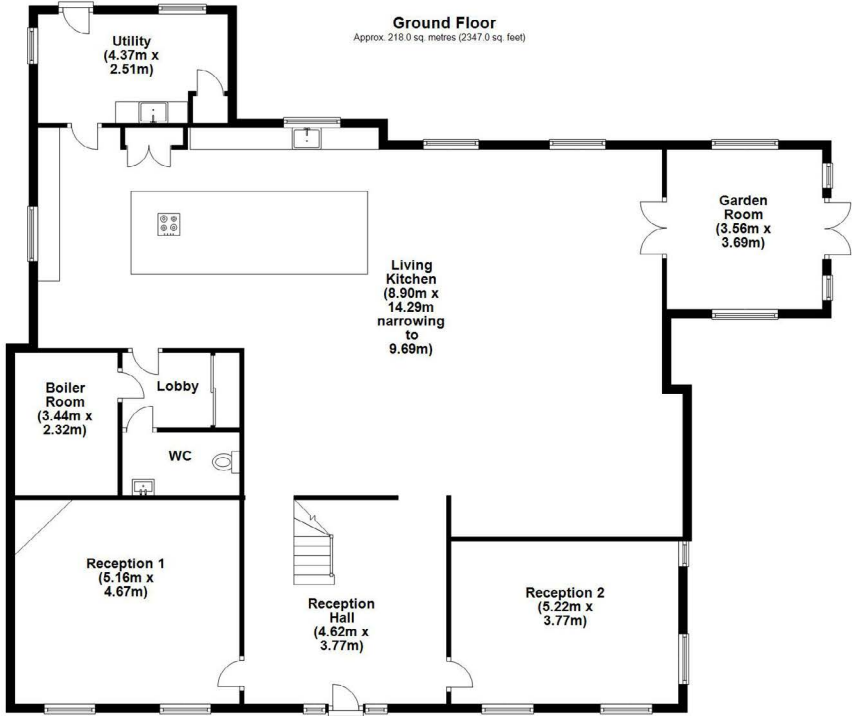
James Mulhall

01522 504304

lincolncitycentre@brown-co.com

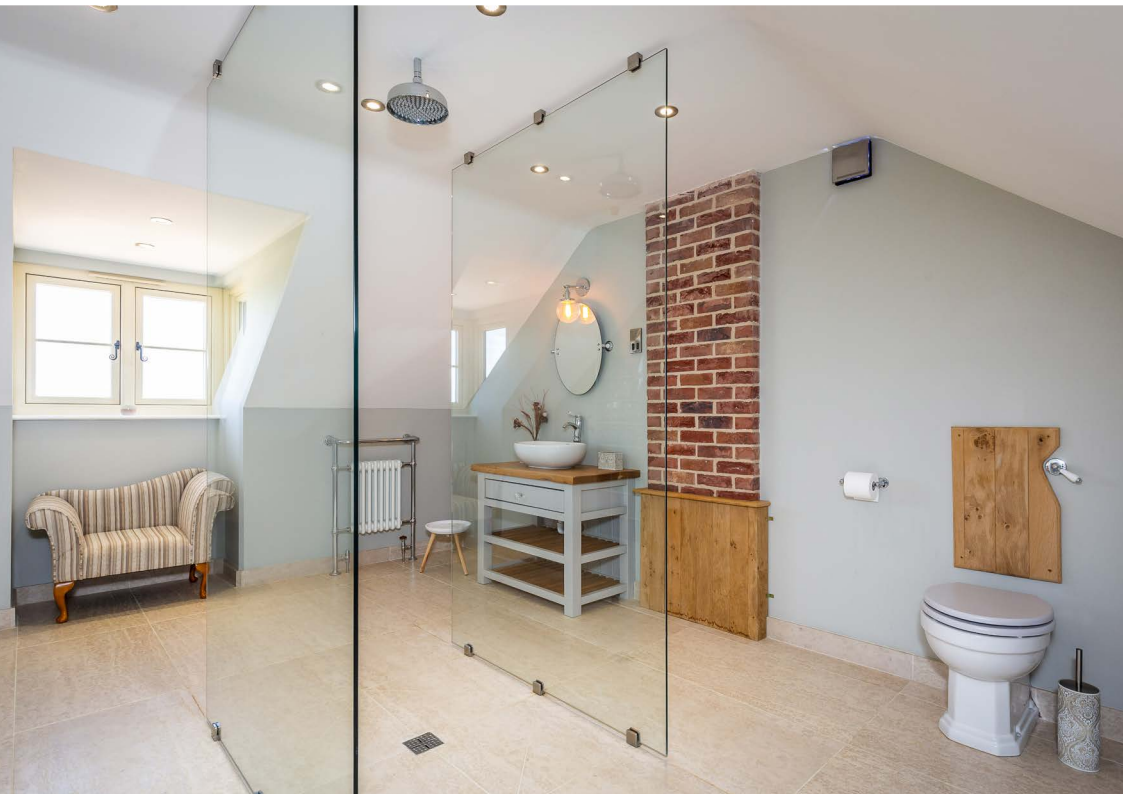






Total area: approx. 511.1 sq. metres (5501.1 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

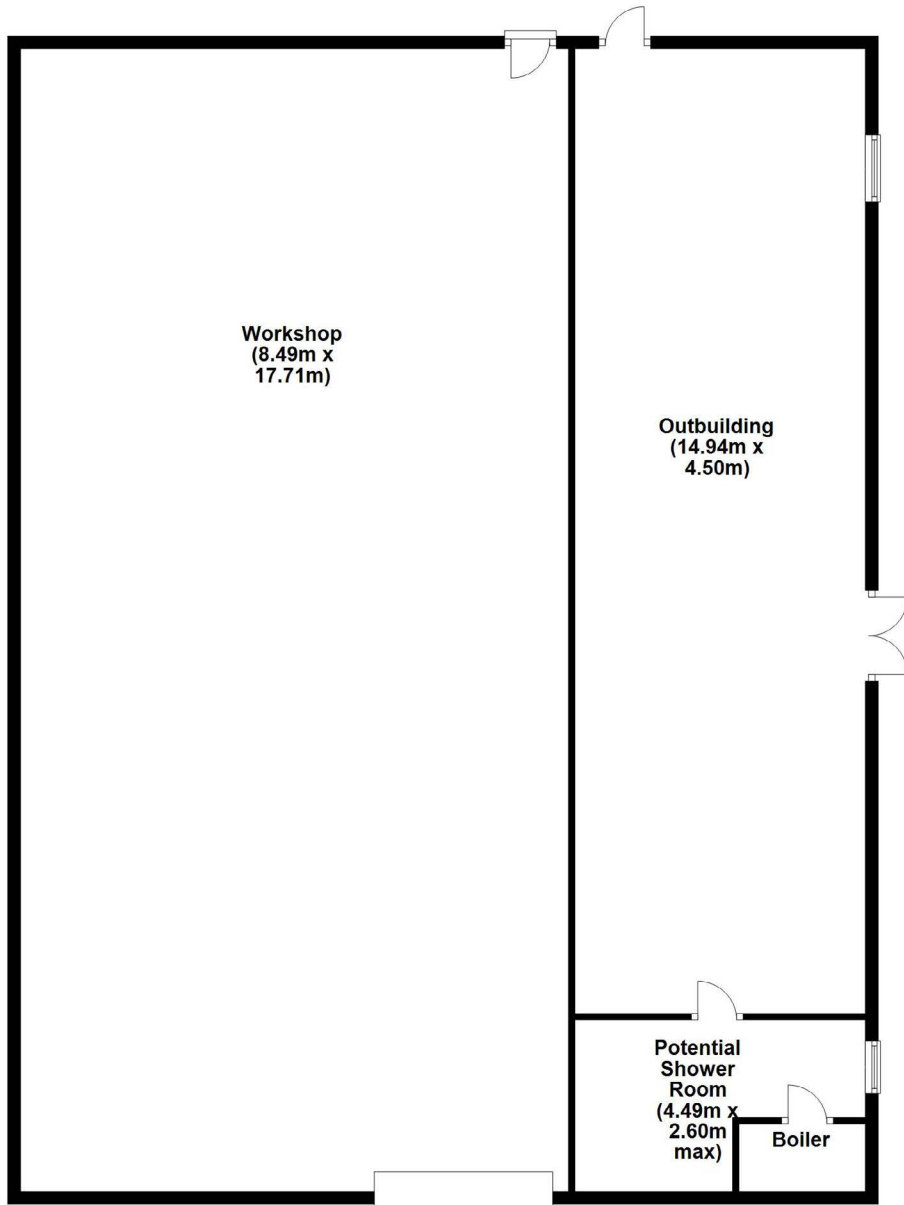






Ground Floor

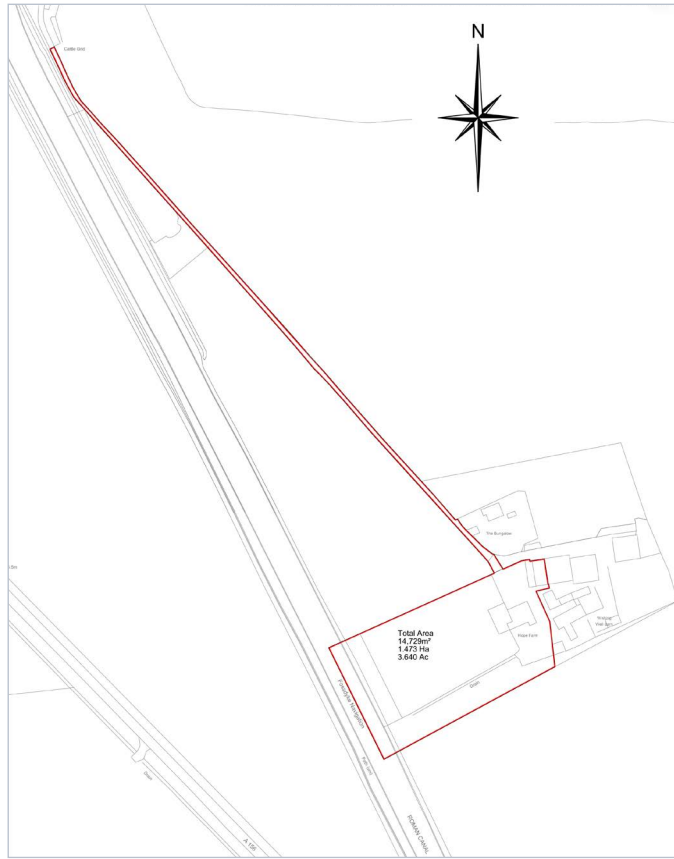
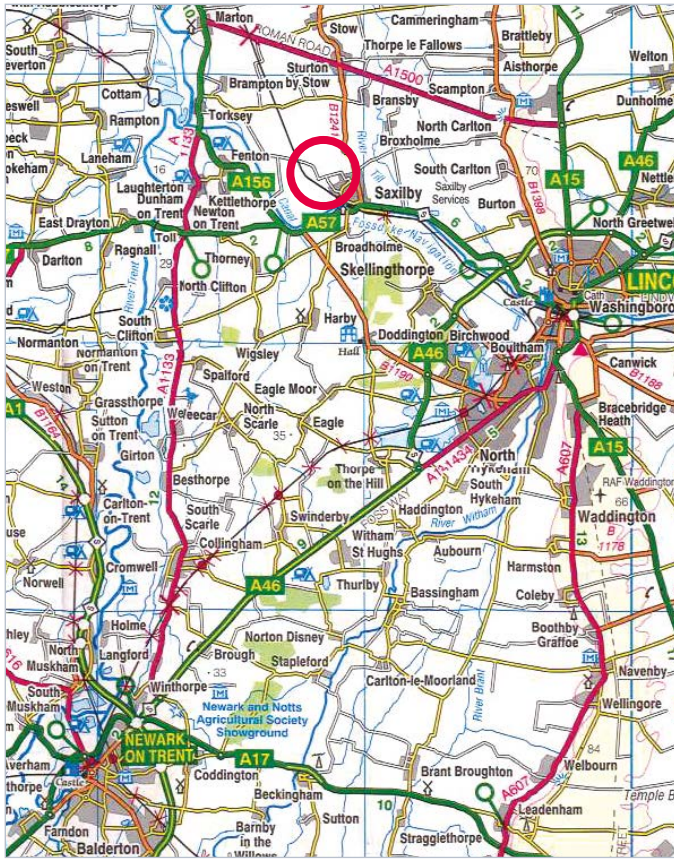
Approx. 230.9 sq. metres (2484.9 sq. feet)



Total area: approx. 230.9 sq. metres (2484.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.





DIRECTIONS: LN1 2PW

From Lincoln follow the A57 towards Saxilby and then turn right onto Mill Lane and immediately left onto Bridge Street. Proceed through the village and turn left onto Sykes Lane. Stay on this road until you reach a left hand turn signposted Hardwick. Follow this road and you will come to the wrought iron gates of Hope farm.

Viewing is strictly by appointment and member of Brown & co JHWalter will meet you at these gates on the day of your appointment.

23/04/2022, 11:03 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Drinsey Farm House Hardwick LINCOLN LN1 2PW	Energy rating B	Valid until: 1 October 2028 Certificate number: 9153-3892-6201-9208-8271
--	--	---

Property type: Detached house

Total floor area: 559 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](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>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
38-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Location

The property is situated at the end of a no through road in the rural hamlet of Hardwick which is a short drive to the centre of Lincoln or indeed the A46 to A1 road links. The fossdyke canal also meanders along the bottom of the paddock with a direct link to Lincoln's Brayford Pool.

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 other 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 in 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. 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 Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

BROWN & CO JHWalter

Property and Business Consultants

brown-co.com