



Thorpe Lane Farm
Brattleby, Lincoln

BROWN & CO JHWalter



Thorpe Lane Farm, Brattleby, Lincoln

Nestling in around 6.18 acres of open countryside this immaculately presented six bedroom barn conversion extends to around 5,066 sq ft. The property has been converted and restored to an extremely high standard throughout including the manicured grounds, tennis court and various useful well-kept outbuildings.

Key Features

- * High quality fixtures throughout
- * Zoned under floor heating
- * Starlink hard wired Internet with Wi Fi repeaters
- * Alarm system
- * Immaculate grounds and paddock
- * Useful and flexible outbuildings include Gym/Studio, Home Office & Party Room
- * Tennis court
- * Electric Gates



ACCOMMODATION

Entrance Hall

A beautiful oak framed porch leads you to the entrance hall with Stone flooring, double glazed window to the side elevation, radiator and door to;

Lounge

Double glazed casement window to side elevation, large feature arched window to rear elevation and double glazed French doors to side elevation, built-in shelving and storage, bioethanol fireplace, bespoke sliding storage unit hiding the tv and sound bar, two column radiators.

Utility Room

Double glazed casement window to side elevation, fitted wall and base units with Belfast sink, space and plumbing for washing machine and tumble dryer, tiled walls, door to;

Cloakroom

Double glazed casement window to rear elevation, two piece suite comprising a low flush WC and wash basin in vanity unit, tiled walls, heated towel, radiator, door to;

Boiler Room

With Worcester oil fired boiler.

Dining Room

Double glazed casement window to front elevation, door to snug/storage cupboard.

Sun Room/Snug

Glazed garden room leading into the snug with double glazed windows to front and rear elevation and double glazed French doors to side elevation, further door to under stairs storage cupboard which is not currently in use, cast iron open fire with Stone surround, built-in storage, four radiators.

Kitchen/Breakfast Room

Double glazed casement window to front and side elevation, double glazed Velux window, Bespoke Chiselwood kitchen with marble worktops, built-in Miele oven and induction hob. Separate island with stainless steel one and a half bowl sink and water filter tap, built-in Miele dishwasher, Integral bin, electric Aga range cooker, double wooden doors to;

Side Entrance Porch

Double glazed door to side elevation and double glazed window to side elevation.

First floor

Bedroom One

A beautiful master suite with two feature windows to the rear and side elevation offering great views across the grounds, two column radiators.

Dressing Room

With skylight window, bespoke fitted wardrobe and vanity area with lighting.

En-suite Bathroom

An opulent bathroom that would not look out of place in a 5 star hotel. This bespoke space features two skylight windows, Villeroy and Boch bath with marble top, Villeroy and Boch low flush WC, large walk in shower with dual shower, heated towel rail, extractor, airing cupboard housing a further hot water tank and built in shelving.

Bedroom Two

Double glazed casement window to side elevation, radiator, bespoke built in wardrobes.



Shower Room

Double glazed casement window to side elevation, high quality three piece suite comprising large walk in shower with seat and dual shower head, Vitra low flush WC, ceramic sink set in a marble topped vanity unit, heated towel rail, part tiled walls, loft access.

Bedroom Three

Double glazed casement window to side elevation, built in storage cupboard, radiator and door to;

En-suite Shower Room

Three piece suite comprising mid flush wc, wash basin in vanity unit, shower cubicle, heated towel rail, part tiled walls and extractor.

Bedroom Four

Double glazed casement window to front elevation, radiator.

Bedroom Five

Double glazed casement window to front elevation, radiator, built-in storage.

Bedroom Six

Double glazed casement window to front elevation, radiator, built-in storage.

Bathroom

Double glazed casement window to rear elevation, high quality three piece suite with Villeroy and Boch sink set in a marble topped vanity unit, bath with marble surround and separate shower head built in, Vitra low flush WC, heated towel rail, part tiled walls, built in storage shelves and extractor.

Landing

With double glazed casement windows to rear and side elevation, built in cupboard housing large water tank, loft access and two radiators.

Outside

The property nestles in immaculate formal grounds extending to around 2.87 acres with clipped hedges, mature trees/planting, patio areas, pond, separate fenced garden area which is rabbit and dog proof with raised beds, compost area and a timber shed. A further 3.31 acre fenced and hedged grass paddock leads from the lawned area.

Tennis Court

A full size hard court with retractable floodlights and barrier hedging providing sheltered playing conditions.

Buildings

Office

Two large feature windows with door to rear elevation, single glazed picture window to front elevation, two radiators.

Store Room One

Double wooden gates to rear elevation, power and light, door to;

WC

Two piece suite comprising mid flush WC and wash basin.

Store Room Two

With Grant oil fired boiler and radiator.

Four Bay Car Port

A well-proportioned covered space an adjoining gardeners workshop.

Gardeners Workshop

Double glazed Velux window to side elevation, workbench, electric radiator.

Garden Room

Single glazed windows to side elevations, French doors to side elevation, fitted wall and base units with Belfast Sink, built in oven/grill, electric hob, dishwasher, four modern electric heaters, Pod Point electric car charger on back outside wall.

Studio

Currently used a Pilates studio with a parking area and access from the rear driveway this flexible space offers a variety of uses. The open plan space offers heating and air conditioning, Oak beams, double glazed windows to front elevation, double glazed picture window to side elevation, doors to large equipment storage room and a WC.

Loft Room

Currently only accessible via a ladder, but with the addition of an external staircase this room could be a great games room or home office.

Amenities

The property is located just on the edge of Brattleby which is a small conservation village located around 7.5 miles from the Cathedral City of Lincoln. Local amenities can be found in the nearby villages of Ingham and Scampton. Lincoln offers a more comprehensive range of facilities including shops, restaurants and cafés, leisure facilities, universities and the County Hospital. For commuting further afield there are road links with the A46, A15 and A57. Newark train station has a direct train to London Kings Cross (journey time from 71 minutes)

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band D

Mobile

We understand from the client there is good coverage from EE and Vodafone.

Broadband

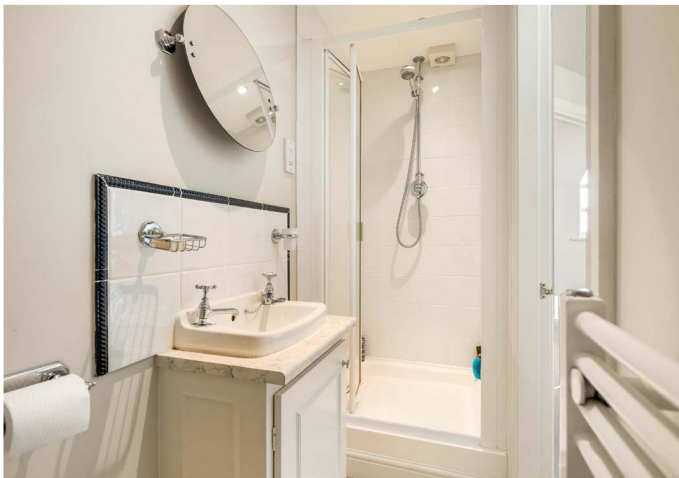
We understand from owner that the property has Starlink broadband which is hard wired throughout the property and provides an average speed of 150mb - 200mb.

Services

The property offers mains water, electric, oil fired central heating, zoned under floor heating, data cabinet, Klargest treatment plant. The seller has also installed a new 63 mm water pipe to the property which provides excellent water pressure across the two boilers.

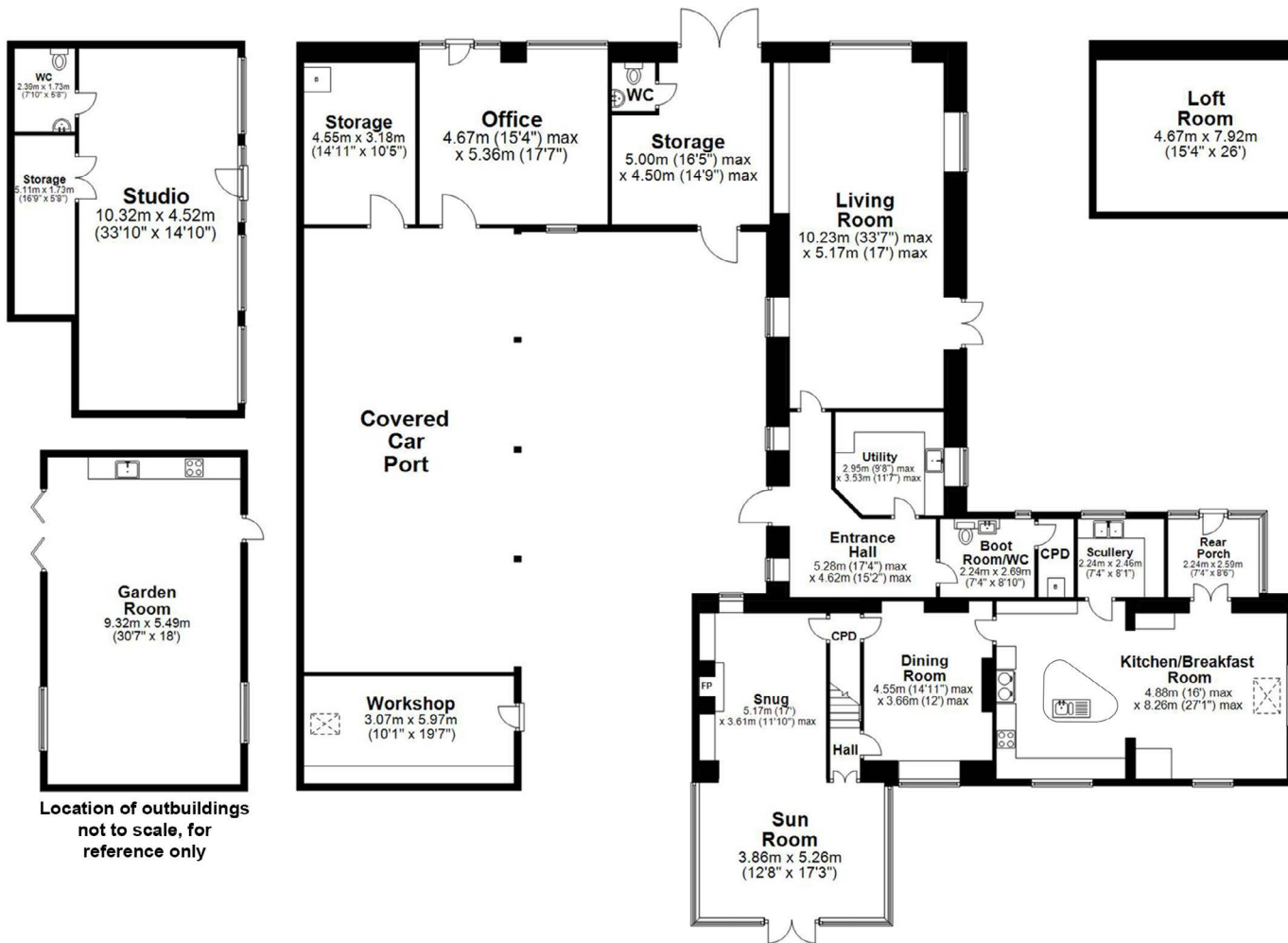
Buyer Identity Check

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.



Ground Floor

Main Area: approx. 272.2 sq. metres (2929.5 sq. feet)
 Plus outbuildings, approx. 117.4 sq. metres (1263.5 sq. feet)



Location of outbuildings
 not to scale, for
 reference only

Main area: Approx. 472.6 sq. metres (5086.7 sq. feet)
 Plus outbuildings, approx. 117.4 sq. metres (1263.5 sq. feet)

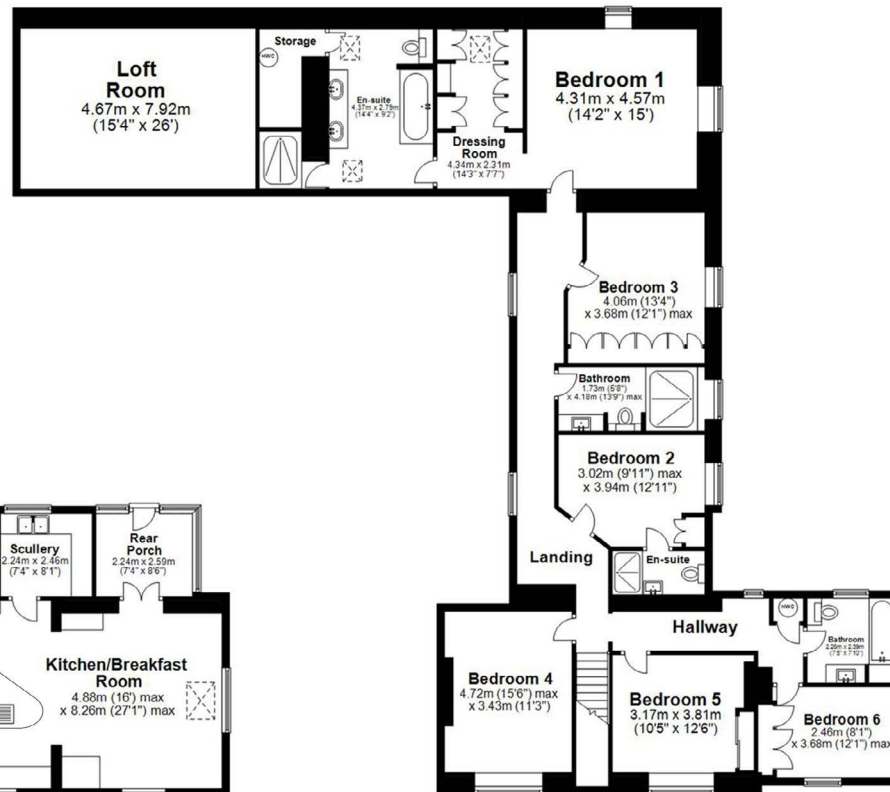
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.
 THE POSITIONS & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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 Plan produced using PlanUp.

Thorpe Lane Farm, Brattleby

First Floor

Approx. 200.4 sq. metres (2157.2 sq. feet)

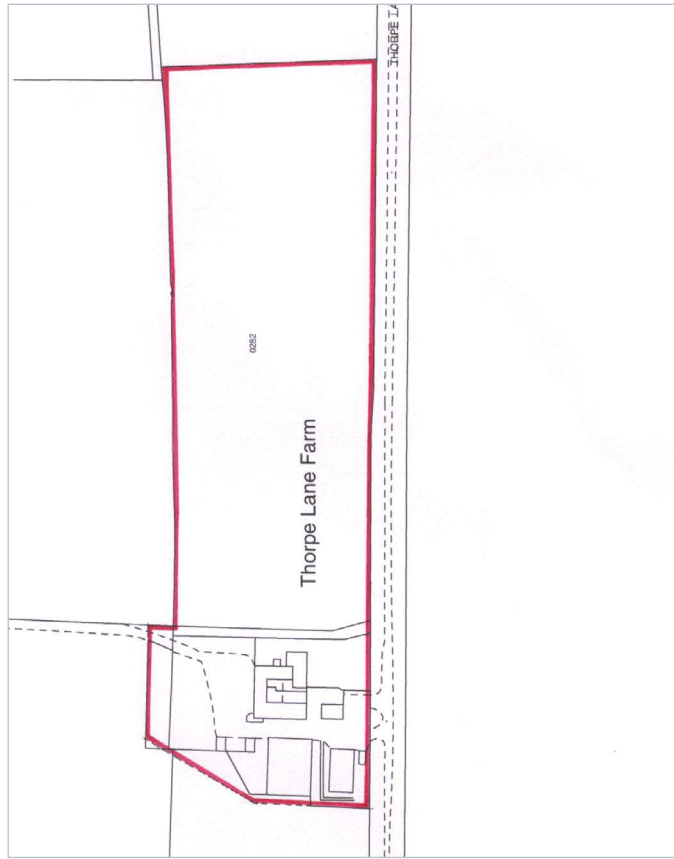
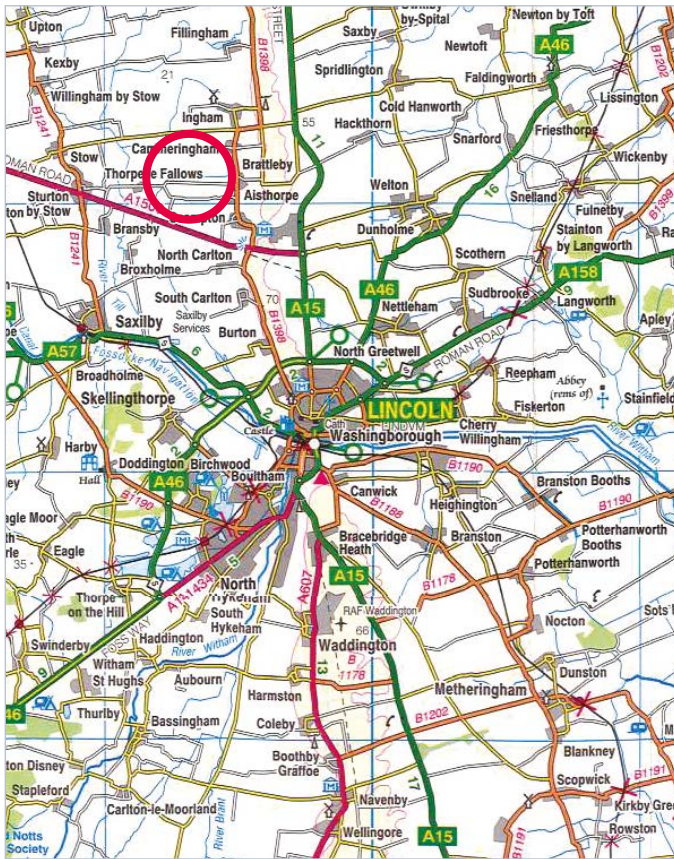












Directions
 From the A15 Lincolnshire Showground roundabout proceed on the A1500 Tillbridge Lane until you reach a right hand turn to Scampton. Stay on the B1398 until you reach Brattleby and as you enter the village turn left onto Thorpe Lane where the property can be found on your right hand side.

<https://what3words.com/projects.printouts.opposite>

Agent
 James Mulhall
 01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

Thorpe Lane Farm Brattleby LINCOLN LN1 2YN	E	Valid until: 24 July 2034 Certificate number: 2849-3040-3203-8804-3200
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Property type: Detached house
 Total floor area: 394 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/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 rating and score

This property's energy rating is E. It has the potential to be C.

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

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

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		69 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

IMPORTANT NOTICES

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