



The Brickyard set in 14 Acres
Fenton, Lincoln

BROWN & CO JH Walter



The Brickyard, Fenton, Lincoln

A substantial five bedroom family home which offers flexible accommodation extending to around 5,859 sq ft. The main house was originally five farm workers cottages dating back approximately 200 years, which have been converted into a spacious family home and further extended to offer the indoor swimming pool complex and a large workshop. The property sits in 13.94 acres of grassland with a 2,230 sq ft agricultural building making it ideal for farming or equestrian use. Please note further land may be available by separate negotiation.

6 & 9 The Brickyard, Fenton

We are also instructed to sell the adjoining cottages as a pair which are currently let on assured shorthold tenancies with a current total income of £17,100 per annum.

* Our clients preference would be to sell the site as a whole and if not we must sell the main house first before the cottages will be sold.

As a whole	Asking Price	£999,999
The Brickyard set in 14 acres	Asking Price	£795,000



ACCOMMODATION

Entrance Hall

With double glazed window to the front elevation.

Dining Room 4.97m x 4.13m

Double glazed window to the front elevation and two radiators.

Hallway

With staircase to First Floor, double glazed window to the rear elevation, two understairs storage cupboards, laminate flooring and radiator.

Kitchen 4.06m x 3.78m

Double glazed window to the front elevation, fitted wall and base units, log burner in a feature brick fireplace, stainless steel one and half bowl sink and drainer, electric oven, electric hob with extractor fan over, spaces for an American fridge freezer and dishwasher, tiled flooring.

Lounge/Diner 8.12m x 4.08m

Double glazed windows to the front and rear elevation, log burner in feature fireplace and two radiators.

Garden Room 6.48m x 6.64m

With staircase to First Floor, three double glazed windows and double glazed door to the rear elevation, five radiators, understairs storage cupboard and tiled flooring.

Bedroom Five 4.05m x 3.90m

Double glazed window to the front elevation and radiator.

Shower Room 2.52m x 2.27m

Double glazed window to the rear elevation, three-piece suite comprising shower cubicle with electric shower, pedestal wash hand basin and close coupled WC, radiator and tiled flooring.

Office 6.46m x 3.13m

With two double glazed windows to the side elevation and radiator.

Rear Hall

Double glazed window to side elevation, radiator, tiled flooring.

Utility Room 3.64m x 3.14m

Double glazed window and door to the side elevation, fitted wall and base units with Belfast sink, spaces for a washing machine and tumble dryer, double storage cupboard and tiled flooring.

Library 4.27m x 3.43m

With roof light and radiator.

Study 2.91m x 2.83m

Double glazed window to the side elevation, radiator and tiled flooring.

Cloakroom/wc

Double glazed window to the side elevation, two piece suite with close coupled WC, pedestal wash hand basin, radiator, tiled flooring, tiled surround, feature mirror and

Swimming Pool 11.47m x 6.23m

With heated swimming pool, two changing areas, shower cubicle, two double glazed windows to the side aspect and double glazed French doors to the garden.

First Floor Landing

With wooden flooring, airing cupboard and radiator.

Bedroom One 4.16m x 3.88m

Double glazed window to the front elevation, cast iron open fireplace and radiator.



Dressing Area 3.85m x 2.37m

Double glazed window to the rear elevation and radiator.

Bedroom Two 5.13m x 4.02m

Double glazed window to the front elevation and radiator.

Bedroom Three 4.00m x 3.93m

Double glazed window to the front elevation and radiator.

Bedroom Four 3.87m x 2.39m

Double glazed window to the front elevation, fitted wardrobe, wooden flooring and radiator.

Sitting Room 6.66m x 3.59m

Double glazed window to the front elevation, double glazed French doors to the balcony, cast iron decorative fireplace, wooden flooring and two radiators.

Bathroom One 3.10m x 2.55

Fitted with a four piece suite comprising of roll top bath, bidet, pedestal wash hand basin and close coupled WC, storage cupboards, radiator and double glazed window to the rear aspect.

Bathroom Two 3.23m x 2.56m

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, airing cupboard, chrome towel radiator and double glazed window to the rear elevation.

Storage Room 2.96m x 1.48m

Double glazed window to the rear aspect and wooden flooring.

OUTSIDE

The property has formal gardens laid mainly to lawn with patio area, mature trees and shrubs. There are approximately 14 acres of farmland with the option to purchase further acreage on request. There is also electric gates and a block paved driveway providing off-street parking for multiple vehicles and access to the garage.

Workshop 5.86m x 4.59m

With three double glazed windows to the front and side aspects, twin doors to the front aspect, shelving, light and power.

Double Garage 6.14m x 5.67m

Providing off-street parking for multiple vehicles with electric roller door, shelving, light, power and water supply.

Agricultural Building 14.41m x 14.51m

A steel framed building extending to around 2,200 sq ft.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band B

Mobile

We understand from the Ofcom website there is likely to be limited mobile coverage from EE, O2, Three and Vodafone.

Broadband

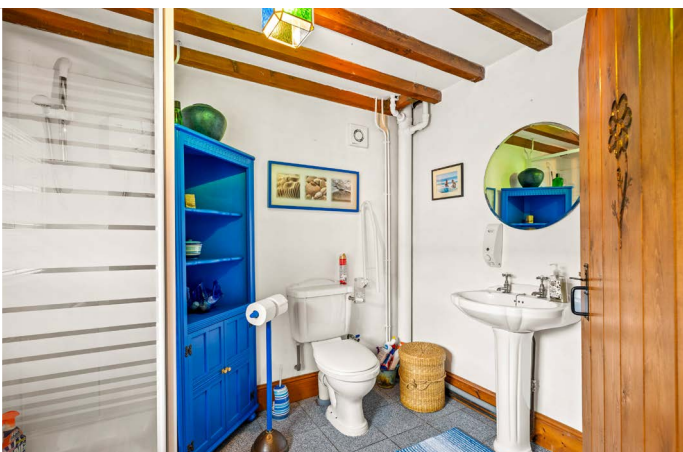
We understand from the Ofcom website that standard and superfast broadband is available at this property with a maximum download speed of 66 Mbps and an upload speed of 16 Mbps.

Services

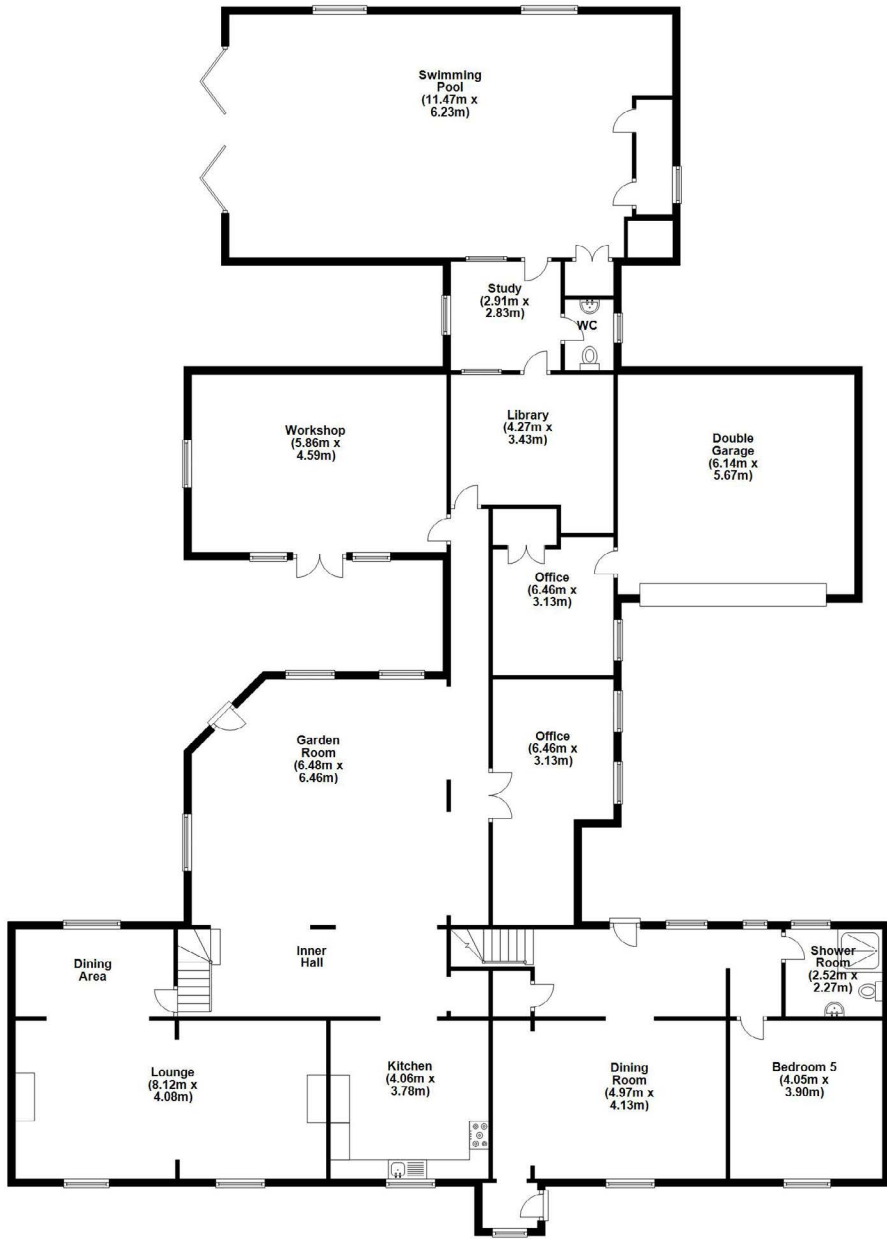
We understand the property offers mains electricity, water, Oil-fired central heating and a septic tank.

Buyer Identity Check

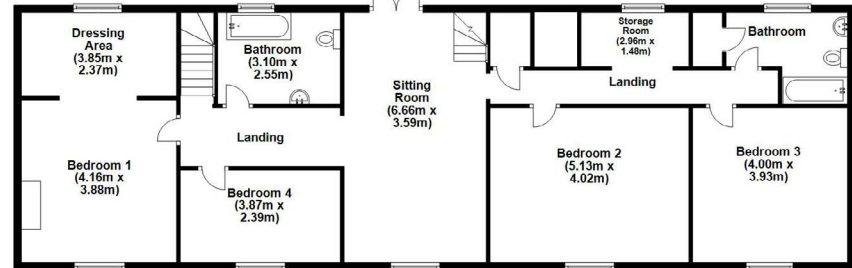
Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by 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
Approx. 404.0 sq. metres (4340.2 sq. feet)

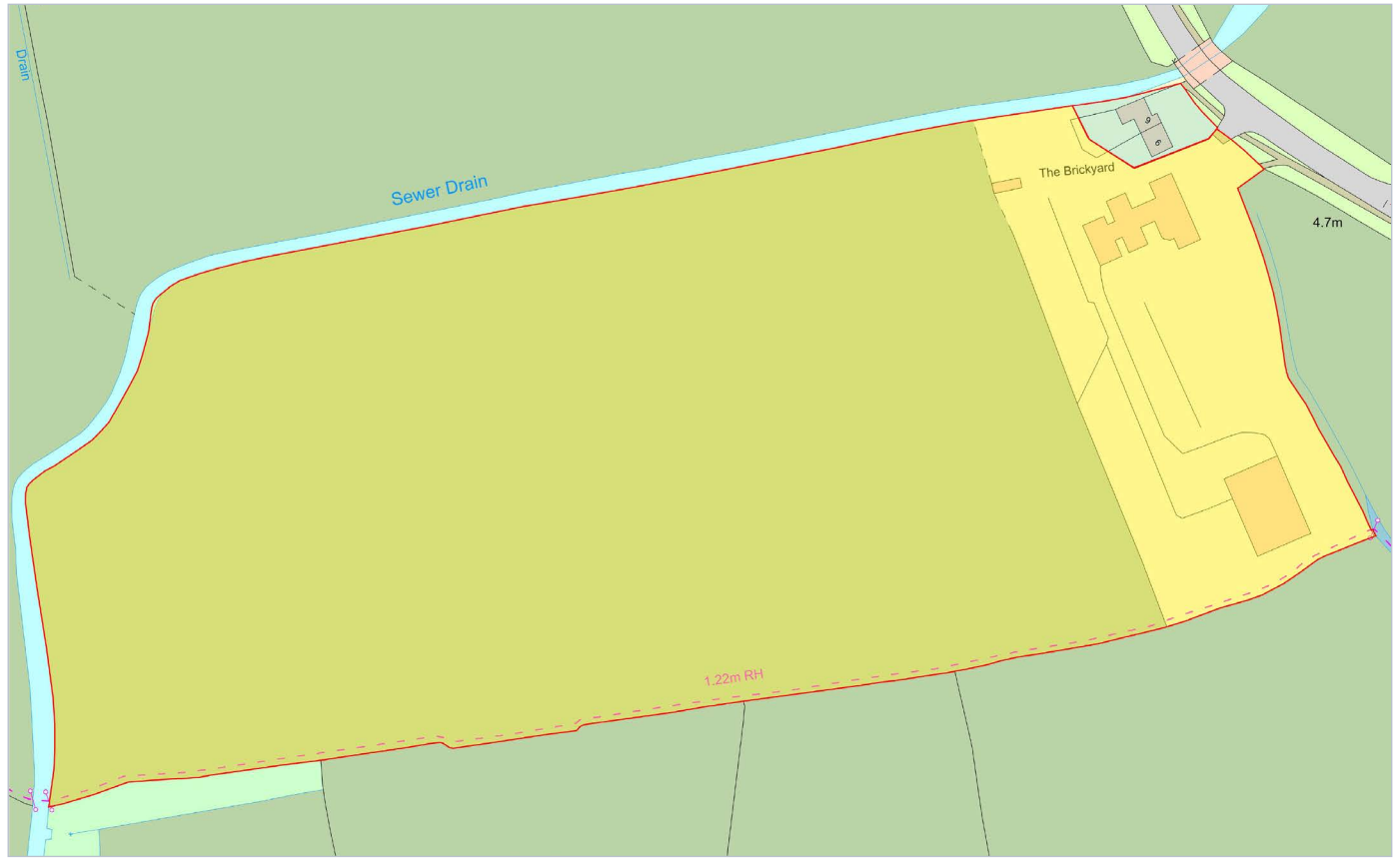


First Floor
Approx. 140.4 sq. metres (1511.3 sq. feet)



Total area: approx. 544.4 sq. metres (5859.5 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

From Lincoln follow the A57 towards Saxilby which leads into the A156 towards Fenton. Proceed through the village and the property can be found on your left depicted by our sale board.

<https://what3words.com/nests.overpaid.lanes>

Agent

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