



Sycamore Farm West
Far Lane, Waddington

BROWN & CO JH Walter



Sycamore Farm West, Far Lane, Waddington, Lincoln, LN5 9QG

A fantastic opportunity to acquire a period stone semi-detached cottage with a large outbuilding which has been granted planning permission to be converted into a dwelling.

Located on a quiet lane within this much sought after village, Sycamore Farm West occupies a generous plot and comprises briefly of an entrance hall, WC, kitchen, utility, living room, dining room and a cellar, along with three bedrooms and a bathroom to the first floor.

Outside the property has a lawned garden, driveway providing parking for several vehicles, large workshop which has planning permission to be converted to a dwelling, open garage, and further brick outbuilding.



ACCOMMODATION

Ground Floor

Entrance Porch

Front entrance door, double glazed window to side, tiled floor.

WC

Double glazed window to side, WC, wash basin, tiled floor, radiator.

Dining Room

Double glazed windows to front and side, gas fire, base and eye level storage units, exposed beams to ceiling, tiled floor, two radiators.

Utility

Glazed window to rear, space for washing machine, tiled floor, radiator.

Kitchen

Two windows to rear, double drainer sink, base and eye level storage units, spaces for cooker and fridge freezer, tiled floor, radiator.

Living Room

Double glazed windows to front and rear, gas fire, exposed beams, four radiators, door leading to understairs cupboard with stairs leading down to the cellar.

Front hall

Front entrance door, stairs rising to first floor.

Bedroom One

Double glazed window to front, storage cupboards, two radiators.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to side, radiator.

Bathroom

Double glazed windows to side and rear, WC, pedestal wash basin, bath, airing cupboard, radiator.

Outside

The property has gated access leading to a driveway with parking for several vehicles and an open garage. There is also a large workshop with power and lighting which has planning permission to be converted to a new dwelling. The property further benefits from a lawned garden and a brick outbuilding.

PLANNING PERMISSION

Planning permission was granted on 11th November 2022 for the conversion of the outbuilding to a new dwelling under application number – 22/1354/FUL with North Kesteven District Council.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

MOBILE

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



BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

BUYER IDENTITY CHECK

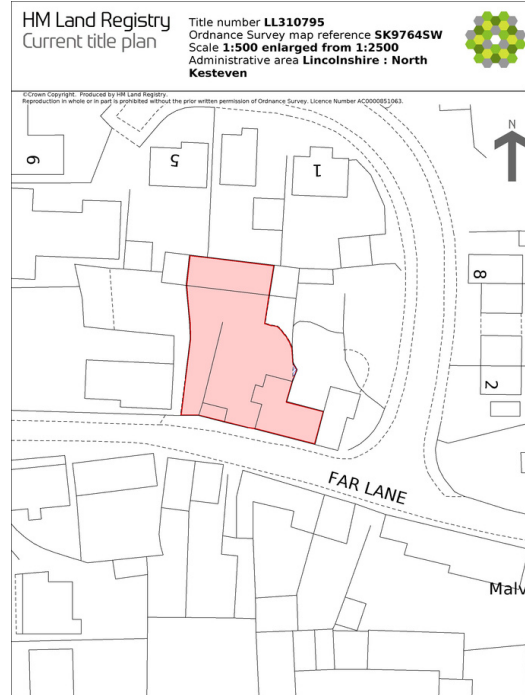
Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by 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
lincolncitycentre@brown-co.com



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 27 November 2024 at 14:54:44. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

11/18/24, 4:38 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
Sycamore Farm West Far Lane Waddington LINCOLN LN5 9QG	Energy rating	Valid until:	6 June 2033
	E	Certificate number:	0350-2396-2260-2307-5765

Property type: Semi-detached house
Total floor area: 123 square metres

Rules on letting this property

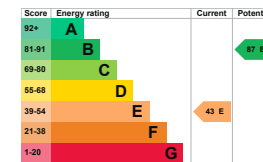
Properties can be let if they have an energy rating from A to E.

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 B.

[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:

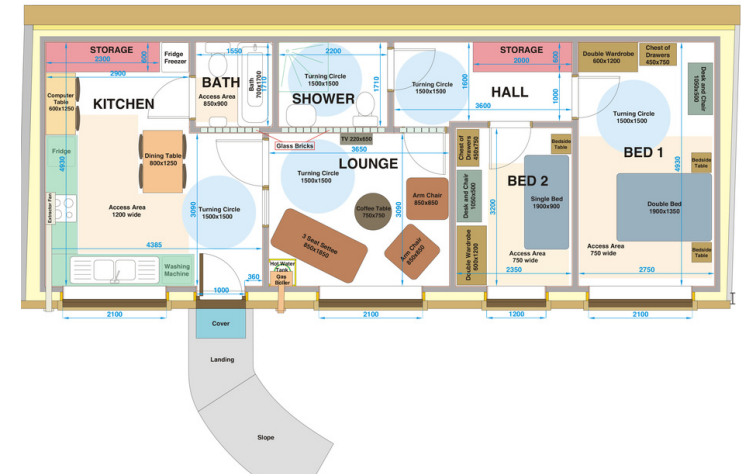
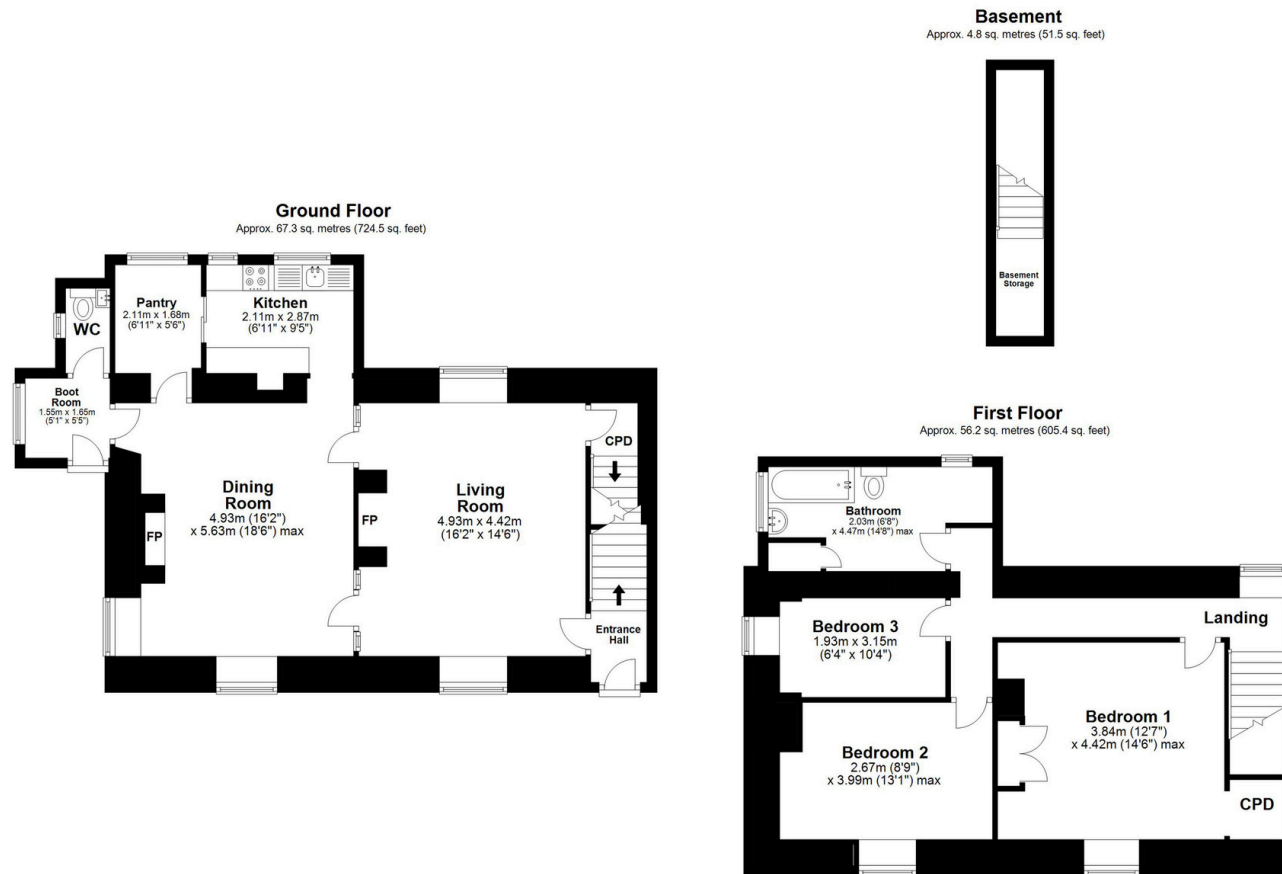
the average energy rating is D
the average energy score is 60

<https://find-enerov-certificate.service.gov.uk/enerov-certificate/0350-2396-2260-2307-5765?print=true>

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Proposed floorplan of Outbuilding conversion



Total area: approx. 128.3 sq. metres (1381.3 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.

Sycamore Farm West, Waddington

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