



Orchard House  
6 Trent Port Road, Marton

**BROWN & CO** JH Walter







# Orchard House, 6 Trent Port Road, Marton, DN21 5AP

A spacious detached farmhouse with a tasteful mix of modern and period features occupying a generous plot of around 0.37 acres and with useful outbuildings.

The property benefits from beautifully presented accommodation spread across three floors comprising of a stunning open-plan kitchen with vaulted ceiling, sitting room, study, WC, utility, and hallway with basement to the ground floor, along with three double bedroom and bathroom to the first floor, and a further double bedrooms and shower room to the third floor.

Outside to the front gated access leads to a large driveway providing ample parking and leads to some useful outbuildings including garages and stables. To the rear is an extensive lawned garden with paved patio and mature trees.



## ACCOMMODATION

### Ground Floor

Sitting Room  
Entrance door and double glazed window to front, fireplace, radiator.

Study  
Double glazed window to front, fireplace, radiator.

WC  
Double glazed window to side, WC, wash basin, exposed beams to ceiling.

Utility  
Double glazed window to rear, space for appliances.

Lobby  
Entrance door leading to rear garden, radiator, steps down to half level basement, original tiled flooring.

Kitchen / Living / Dining Room  
Double glazed windows to both sides, two sets of double doors opening to rear garden, large inglenook fireplace with exposed brickwork and housing a wood burning stove, vaulted ceiling with exposed beam work, Velux windows, tiled flooring with underfloor heating, ceramic drainer sink, worktops, base and eye level units, tiled splash backs, space for range cooker, central island unit with further storage, spaces for fridge freezer and washing machine.

First Floor  
Landing

Bedroom One  
Two double glazed windows to front, fireplace, built in wardrobes, radiator.

Bedroom Two  
Double glazed windows to side and rear, exposed ceiling beam, radiator.

Bedroom Three  
Double glazed window to front, radiator.

Bathroom  
Double glazed window to side, WC, vanity wash basin, free standing roll edged bath tub, heated towel rail.

### Second Floor

Bedroom Four  
Double glazed window to rear, exposed beams to ceiling, built in wardrobes, radiator, access to loft.

Shower Room  
Double glazed window to rear, WC, vanity wash basin, shower cubicle, heated towel rail.

Outside  
To the front gated access leads to a large driveway which runs to the side of the property and leads to useful outbuildings including stables and garaging. To the rear is a large lawned garden with paved patio area.

TENURE & POSSESSION  
Freehold and for sale by private treaty.







#### SITUATION

Orchard House is located on Trent Port Road which is a no through road in the popular village of Marton which is located just 5 miles from the market town of Gainsborough and 12 miles from the Cathedral City of Lincoln.

The village itself benefits from a pub, primary school and bus services to Lincoln and Gainsborough where the nearest Secondary schools are located including Queen Elizabeth High School

#### COUNCIL TAX

Band E

#### MOBILE

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

#### BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 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

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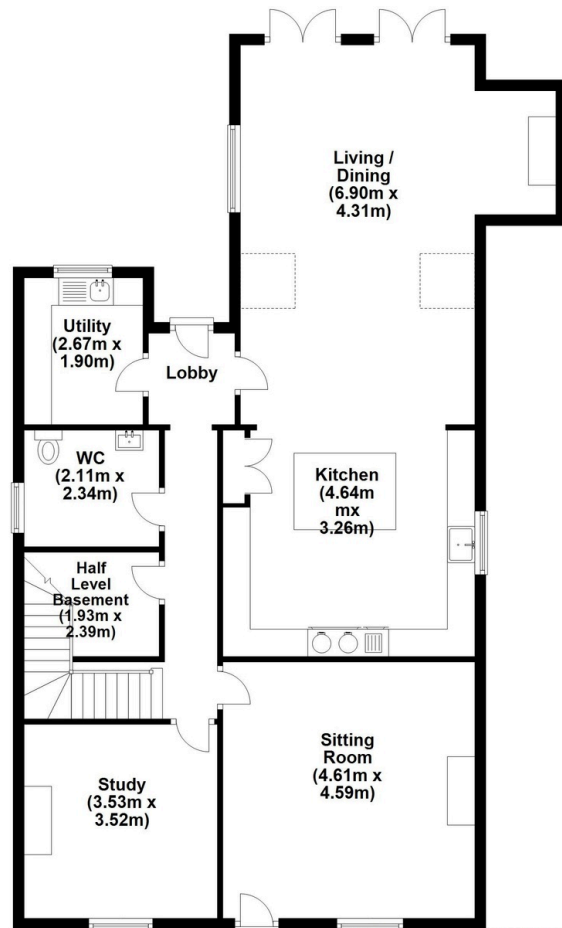






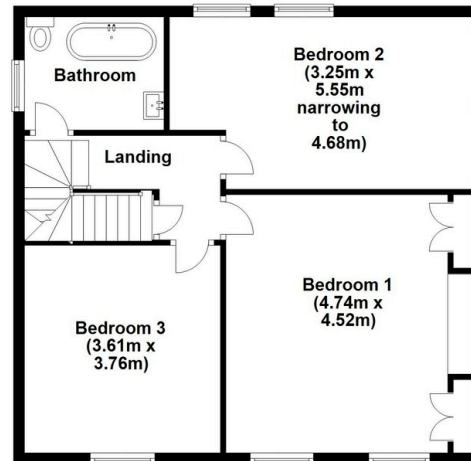


### Ground Floor

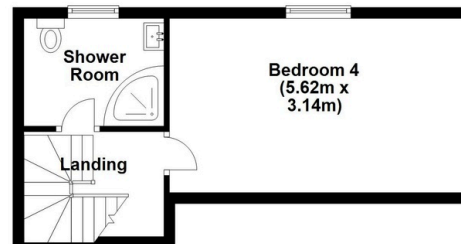


The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

### First Floor



### Second Floor



### IMPORTANT NOTICES

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Property and Business Consultants