



Millfield
Middle Street, Hemswell

BROWN & CO JH Walter



Millfield, Middle Street, Hemswell, Lincolnshire, DN21 5TS

A rare opportunity to acquire a detached family home set in 3 acres which enjoys spectacular views to the rear aspect. The property which has been designed and renovated to an excellent standard throughout by the current sellers offers spacious living accommodation of some 2,600 sq.ft.

It comprises briefly of an entrance hall, WC, high quality fitted kitchen which opens into living and dining areas, master bedroom with dressing room and en-suite, guest bedroom with en-suite, two further bedrooms, bathroom and utility.

Outside to the front is a large driveway and planning permission for the erection of a detached garage, to the rear is a substantial lawned garden which enjoys enviable open views with a raised patio area with pergola and heater.



ACCOMMODATION

Entrance Hall

Front entrance door, large cloaks cupboard, tiled flooring, loft access.

WC

Obscure double glazed window, counter top wash basin, WC with concealed cistern, tiled flooring.

Kitchen / Living Room

High quality fitted kitchen comprising Belfast sink with boiling water tap, oak worktops, storage units, integrated appliances including double oven, dishwasher, full height larder fridge, full height larder freezer and wine cooler. There is also a central island with breakfast bar, storage units and an induction hob with suction extractor, along with a very useful pantry. To the side of the kitchen is a snug area with feature panelled wall and bi-folding doors which enjoy the view to the rear and open onto the patio area.

The kitchen opens into a stunning open living space with floor to ceiling Cathedral style window showing off the views to the rear, exposed beam and brickwork, wood burning stove, tiled flooring and steps that give some separation to the room.

Utility

Double glazed windows and entrance door to side elevation, Belfast sink, dog bath, storage units, worktops, tiled flooring, spaces for washing machine and tumble dryer.

Bedroom One

Double glazed French doors opening to the rear patio and enjoying stunning views, two double glazed windows to the side, and access to the DRESSING ROOM with double glazed window to side and door leading to:

En-Suite

Walk in shower enclosure, feature counter top wash basin, WC with concealed cistern.

Bedroom Two

Double glazed window to front elevation, built in wardrobes, door leading to:

En-Suite

Double glazed window to side elevation, WC, wash basin, walk in shower enclosure.

Bedroom Three

Double glazed window to front elevation.

Bedroom Four

Double glazed window to front elevation.

Bathroom

Double glazed window to front elevation, free standing bath tub with shower attachment, walk in shower enclosure, WC, vanity wash basin.

Outside

The property is accessed via electric gates which lead to a large driveway with turning circle providing parking for several vehicles, there is also an electric car charging point and planning permission for the erection of a detached garage with accommodation above.

To the rear is a pleasant patio area partly covered by a pergola and with a heater and lighting, making it the ideal spot to soak up the stunning views to the rear of the property. There is also a substantial lawned garden, large grassed area, raised beds and two polytunnels.



Heating

The property is on air source heating with zone controlled under floor heating throughout the property with each room having its own thermostat.

AGENTS NOTES

- The property benefits from a 10,000 litre underground rainwater tank.
- It has an app controlled irrigation system and pump.
- The heat pumps are on a renewable incentive grant which transfers to the buyer
- The property receives grants to maintain hedgerows
- Planning permission has been granted to erect a detached garage with accommodation above (for plans please contact the selling agent)

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

MOBILE

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

BROADBAND

The property house is equipped with Starlink, which will be left with the house, enabling high speed internet up to 125Mbps

We understand from the Ofcom website that standard is available at this property with a max download speed of 18 Mbps and an upload speed of 1 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

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

Energy performance certificate (EPC)

Millfield
Middle Street
Hemswell
DN21 5TS

Energy rating
B

Valid until: 2 August 2031
Certificate number: 0277-3002-9308-1809-6204

Property type
Detached bungalow

Total floor area
243 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).
[See how to improve this property's energy efficiency.](#)

Energy rating and score

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

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

85 B

91 B

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-energy-certificate.service.gov.uk/energy-certificate/0277-3002-9308-1809-6204?print=true>

1/4







Total area: approx. 243.3 sq. metres (2618.8 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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Millfield, Hemswell

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