



Brickyard Cottage
Blankney, Lincoln

BROWN & CO JH Walter



Brickyard Cottage, Blankney, Lincoln

This charming one bedroom cottage nestles amongst the trees in a beautiful rural location on the outskirts of the sought after estate village of Blankney. The mature grounds extend to around 0.46 of an acre and are mainly laid to lawn with patio area, ample off street parking and a single garage.

The property has been used as a long term let and more recently as a successful holiday let by the Blankney Estate. It is now vacant with no onward chain offering a genuinely rare opportunity for an owner occupier or buy to let investor.



ACCOMMODATION

Entrance Porch

Double glazed casement window to side elevation, double glazed picture window to front elevation, storage cupboard, electric heater, door to;

Kitchen

Double glazed casement window to side elevation, fitted wall and base units with stainless steel one and a half bowl drainer sink, space for slimline dishwasher, built-in oven, four ring electric hob with extractor over, part tiled walls, archway to;

Lounge/Diner

Double glazed casement window to front elevation and further double glazed large picture window to side elevation, electric heater, log burner, door to;

Hallway

Double glazed casement window to side elevation, electric heater, alternating tread stairs to first floor, door to;

Bedroom

Double glazed casement window to side elevation, electric heater.

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising P shaped bath with dual shower over, low flush WC and wash basin in vanity unit, extractor, heated towel rail,

First Floor

Reading Room

Double glazed casement window to rear elevation, electric heater, eves storage.

Outside

The mature grounds extend to around 0.46 of an acre and are mainly laid to lawn with patio area, ample off street parking and a single garage. There is also a brick and slate outbuilding which is divided into a utility room and log store.

Utility Room 3.51m x 2.92m

Double glazed casement window to side elevation, fitted base unit with stainless steel drainer sink, space and plumbing for washing machine and tumble dryer, part tiled walls, storage cupboard, electric heater.

Services

We understand the property offers mains electric, water and a septic tank.

Broadband & Mobile

We understand from the Ofcom website that standard, broadband is available in the area but other options such Starlink could be an option depending on the needs of the home owner. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Buyer Identity Check

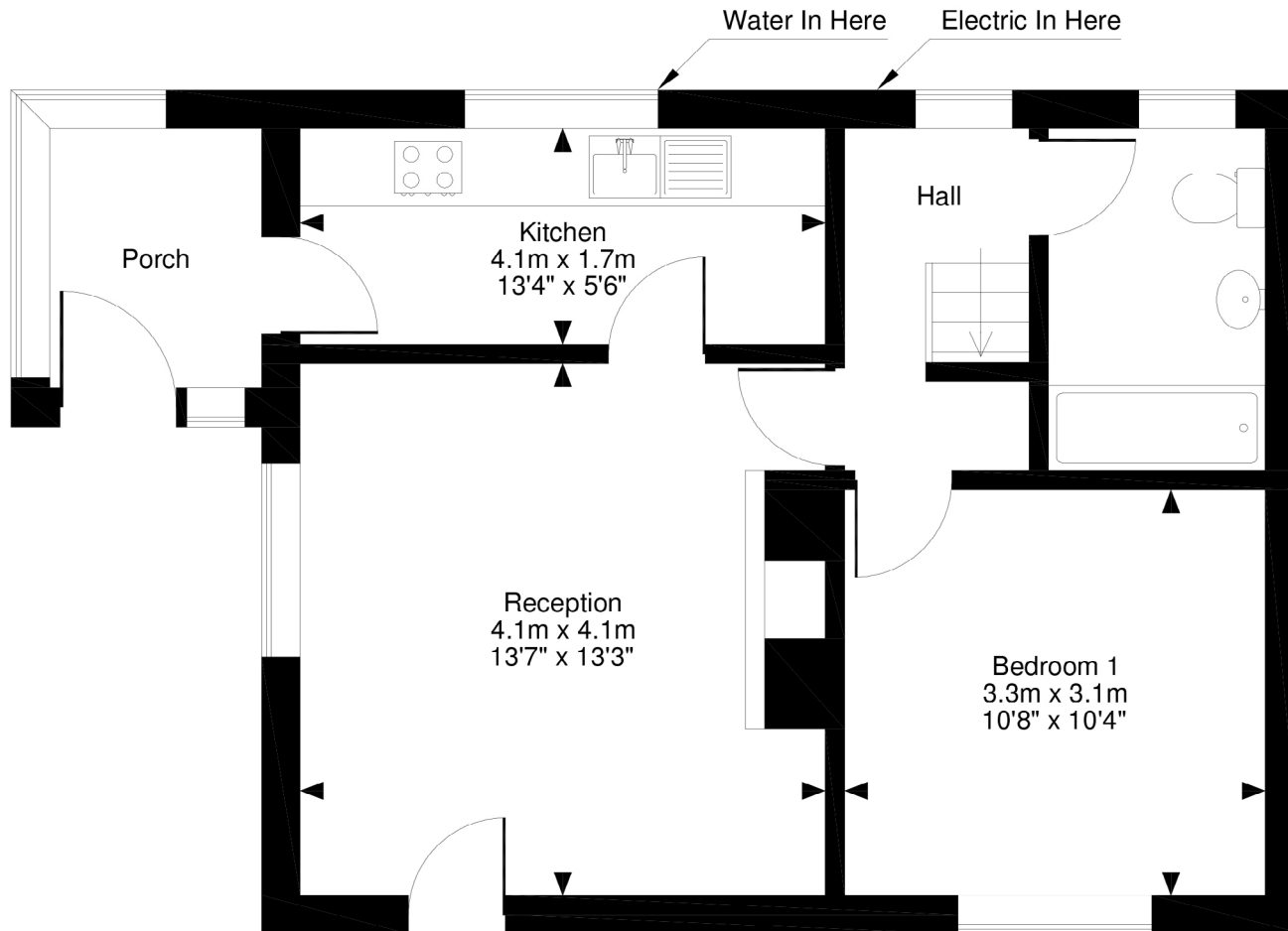
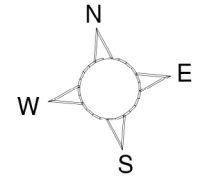
Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. .

Tenure & Possession

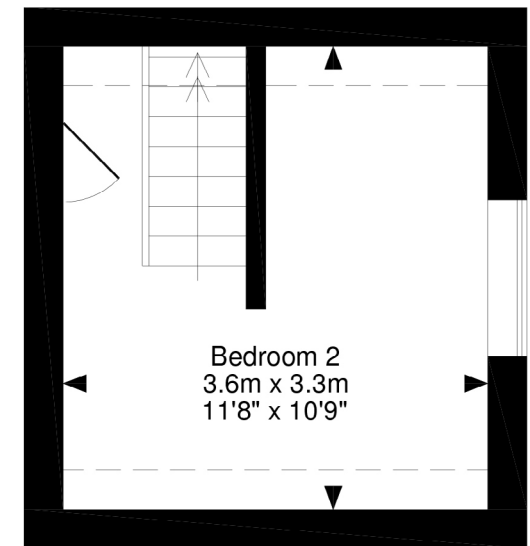
Freehold and for sale by private treaty.



Approximate Gross Internal Area
624 Sq Ft/58 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

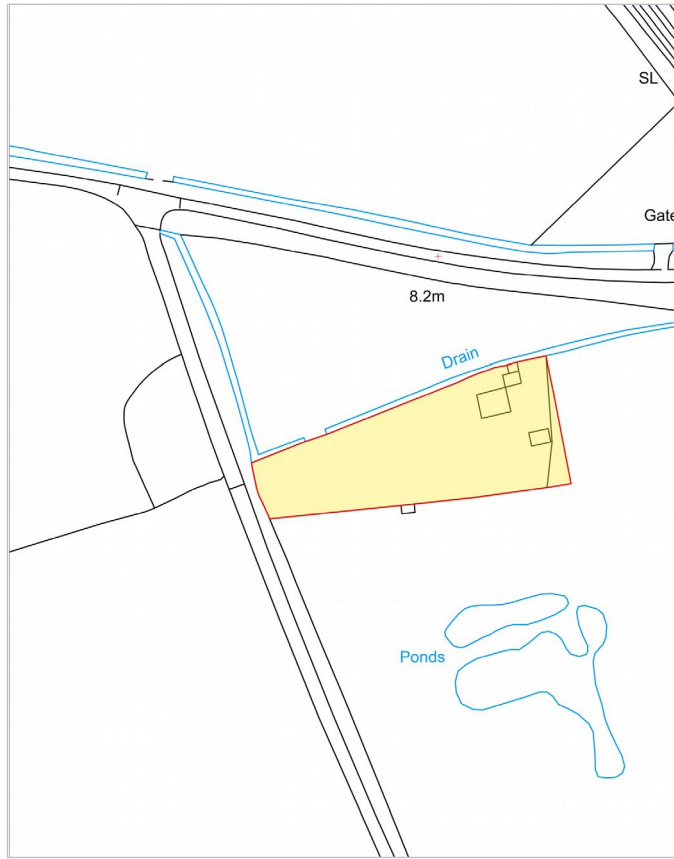
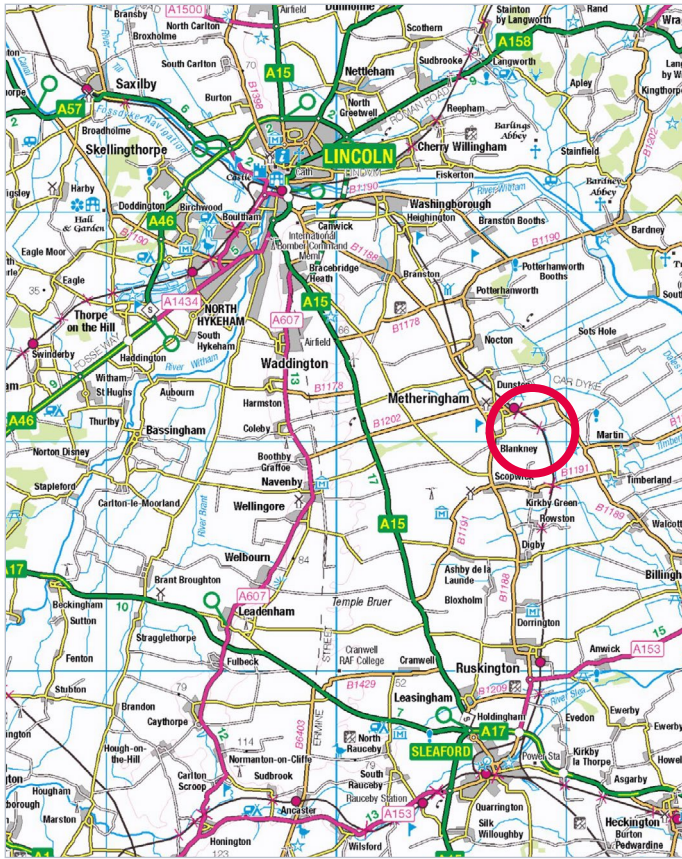
The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions - LN4 3BE

From Lincoln follow the B1188 Sleaford Road until you reach the village of Blankney. Then turn left onto Drury Street and then right onto Martin Road. Stay on this road and you will see a sign for Brickyard Cottage on your right. Proceed along the track and the property is on your left.

<https://what3words.com/afford.factually.satellite>

Agent

James Mulhall
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Energy performance certificate (EPC)

Bungalow Brickyard Farm Blankney Moor Lane LINCOLN LN4 3BE	Energy rating D	Valid until: 10 April 2035 Certificate number: 5035-7424-1400-0064-4202
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Property type	Detached house
Total floor area	56 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 D. It has the potential to be A.

[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



IMPORTANT NOTICES

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