



Barn Farm, Thorpe Fen,  
Thorpe St Peter, PE24 4LD



6



2



3

£525,000

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## Key Features

- SUBSTANTIAL HOUSE
- RURAL LOCATION
- 2 AGRICULTURAL BUILDINGS
- STABLES, MANEGE & PADDOCK
- APPROX 2.7 ACRES IN TOTAL
- SUITABLE FOR A VARIETY OF USES
- EPC RATING D
- FREEHOLD





A substantial 5/6 Bedroom Detached House in a truly rural location with 2 large Agricultural Buildings, Stables and Manege with grounds extended to approx 2.7 acres and being perfectly suited for Equine Use. Currently a smallholding and in previous years the property has been used as a kennel business.

The house comprises of a 2 Reception Rooms, a large Dining Kitchen, Utility Room, Conservatory, ground floor Bedroom and Bathroom and with 5 Bedrooms, En-Suite Shower Room and family Bathroom.

Viewing is essential to appreciate the versatility and scope this property has to offer. EPC Rating D

#### LOCATION

Situated in a lovely rural location with no near neighbours. Thorpe Fen lies to the south east of Spilsby within easy driving distance of the east coast and picturesque Lincolnshire Wolds.

On the B1195 at Thorpe St Peter turn towards Thorpe Culvert Station and bear left over the railway and immediately right into Station Road towards Thorpe Fendykes. After approx 1.5 miles turn left into an unnamed lane then bear right and Barn Farm lies straight ahead.

#### ACCOMMODATION

##### UTILITY ROOM 2.56m x 4.75m (8'5" x 15'7")

With pvc windows to 3 sides, tiled floor, radiator, plumbing for washing machine, sink unit, pvc door to the side elevation, inner pvc door to the:-

##### KITCHEN 4.7m x 5.45m (15'5" x 17'11")

With base and wall units, worksurfaces, sink unit, space for cooker, tiled floor, radiator, pvc french doors to the:-

##### CONSERVATORY 4.19m x 5.04m (13'8" x 16'6")

Of pvc construction on a low brick wall with tiled floor, pvc doors to the rear garden, radiator, ceiling fan/light.

##### INNER HALLWAY

With stairs to first floor, radiator, tiled floor, understairs storage cupboard.

##### OFFICE 3.67m x 2.55m (12'0" x 8'5")

With pvc window to the front elevation, radiator.

##### BEDROOM 6 3.64m x 3.82m (11'11" x 12'6")

With pvc window to the front elevation, radiator, pvc door to the:-

##### PORCH

Of pvc construction with tiled floor, pvc door to the front elevation.

##### BATHROOM 1.81m x 3.06m (5'11" x 10'0")

With panelled bath with Triton shower over, pedestal hand basin, W.C, radiator, opaque pvc window to the side elevation.

##### LOUNGE 5.22m x 7.25m (17'1" x 23'10")

With pvc window to the side elevation and 2 pvc windows and pvc door to the rear elevation, 2 radiators.

##### FIRST FLOOR LANDING

With radiator, access to roof space.

##### BEDROOM 1 4.72m x 5.45m (15'6" x 17'11")

With pvc windows to the front, side and rear elevations, radiator.

##### EN-SUITE SHOWER ROOM 1.7m x 2.52m (5'7" x 8'4")

With corner shower enclosure with Triton electric shower, W.C, pedestal hand basin, tiled floor, heated towel radiator, opaque pvc window to the side elevation.

##### BEDROOM 2 3.82m x 4.08m (12'6" x 13'5")

With pvc windows to the side and rear elevations, radiator.







### **BEDROOM 3** 3.32m x 5.28m (10'11" x 17'4")

With pvc windows to the side and rear elevations, radiator.

### **BEDROOM 4** 2.69m x 4.3m (8'10" x 14'1")

With 2 pvc windows to the front elevation, radiator.

### **BEDROOM 5** 3.03m x 4.66m (9'11" x 15'4")

With pvc windows to the front and side elevations, radiator, useful storage alcove.

### **BATHROOM** 2.77m x 3.24m (9'1" x 10'7")

With corner bath, corner shower enclosure, pedestal hand basin, W.C, heated towel radiator, tiled walls and floor, opaque pvc window to the rear elevation.

### **OUTSIDE**

The access is via a private road leading to a large concreted parking area.

To the front of the house is a garden area with a large paved sitting area. To the side is an oil fired central heating boiler and oil tank.

### **COVERED PORCH**

with one open side, light, pvc double doors to the

### **REAR BUILDING** 6.11m x 5.72m (20'0" x 18'10")

of brick and corrugated sheeting and being divided with door to:-

### **BARN** 9.85m x 23m (32'4" x 75'6")

With animal pens.

### **FRONT BUILDING** 45'0" x 90'0" (13.7m x 27.4m)

With two pvc doors located off the covered porch and being divided into several areas comprising a Kennels, Gym, Store and W.C. To the main area are 2 sets of sliding doors for agricultural vehicles and large mezzanine area.

### **STABLES**

Of timber construction and providing 3 stables and tack room. Water connected.



MANEGE 25'0" x 45'0" (7.6m x 13.7m)

PADDOCK

TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler served by radiators. Drainage is to a Sewerage Treatment Plant which was installed in 2023.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band B - 2024/25 - £1,609.31

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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**Ground Floor**  
Approx. 738.5 sq. metres (7949.4 sq. feet)



**First Floor**  
Approx. 106.5 sq. metres (1146.0 sq. feet)



Total area: approx. 845.0 sq. metres (9095.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

