



## BRAEMAR FARMHOUSE NORTH STREET

MIDDLE RASEN, LN8 3TS

**£340,000**  
**FREEHOLD**

Welcome to 'Braemar Farmhouse' - a charming character abode boasting a prime elevated position within the heart of Middle Rasen.



[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)  
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# BRAEMAR FARMHOUSE



## Description

Dating back to the 1800s, this detached 3 bedroom farmhouse enjoys a wonderfully elevated position within the village and is just waiting to be discovered. Boasting 3 reception rooms, 3 double bedrooms, and large family bathroom, this property offers a perfect blend of history and modern comfort.

As you step inside, you'll be greeted by a large lounge and adjoining snug, both featuring a delightful fireplace and inset stove, creating a cosy and inviting atmosphere. The separate dining room provides an elegant space for hosting gatherings or enjoying family meals.

The heart of the home lies in the large kitchen/breakfast room adjacent to the dining room complete with a pantry and utility room, making meal preparation and storage a breeze. Imagine waking up to the smell of freshly brewed coffee in this charming kitchen.

Outside, the property truly shines with its wraparound gardens, raised decking area, brick outbuilding, and a spacious driveway with parking for several vehicles. The ample outdoor space offers endless possibilities for gardening, entertaining, or simply relaxing in the fresh air.

Located in this ever popular village setting, this property not only provides a peaceful retreat but also easy access to a wealth of amenities and schooling facilities, making it an ideal choice for families or those seeking a laid back lifestyle in the country.

## ENTRANCE HALL

With staircase rising to the first floor, we are invited into the spacious living accommodation with door to the left leading to the Lounge and door to the right leading to the Dining Room.

## LOUNGE

With large window to the front, this welcoming reception room in an ideal place for curling up on the sofa and making the most of the stunning exposed brick focal fireplace with inset multi-fuel burner. Steps down to:

## SNUG

With window to the rear, this versatile space enjoys exposed hardwood beams to the ceiling and would also be ideal as a Hobby Room or Play Room as well. For ease of access, there is a door to:

## KITCHEN / BREAKFAST ROOM

A fantastic space with a range of oak effect fitted units and large central island with breakfast bar seating to one long side - the heart of the home which is an ideal spot for the family to congregate and enjoy meal times together thanks to the adjoining Dining Room. Dual aspect views are provided by a window to the side and rear. There is also space for dishwasher and range style cooker with concealed extractor above and tiled upstands. Access to the adjoining Utility, space for large fridge freezer and a shelved Pantry Cupboard (1.75m x 1.21m)

## DINING ROOM

A bright and airy space with ample room for a large dining table and chairs. Bowed window to the front and further window to the side.

## UTILITY ROOM

A fantastic sized Utility/Laundry Room allowing for the practicalities of modern day family living with space for tumble dryer, washing machine, fridge freezer as well as fitted units with inset sink unit and drainer. Windows to the rear and side, hardwood stable style door to the rear garden and cupboard housing the oil fired central heating boiler.

## FIRST FLOOR LANDING

The wide staircase rises to the first floor with a large open Reception Landing area with a window over-looking the rear garden and slight sloped ceiling - this is a perfect Study or Reading area. Doors to all principal first floor rooms with slight step to Bedrooms One and Two and featuring fitted storage cupboards.

## BEDROOM ONE

With window to the front, this generous room can facilitate a kingsize bed, wardrobes and further furnishings and also features a window to the front and Dressing Alcove (1.17m x 1.02m) with a further window.

## BEDROOM TWO

The second bedroom is also of generous proportions with ample space for kingsize bed, wardrobes and further furnishings and a window to the front.

## BEDROOM THREE

The third bedroom is also of generous proportions with window to the side, slight sloped ceiling to one aspect and feature beams

## FAMILY BATHROOM

The Family Bathroom services the Three Bedrooms with elegant ease and offers a luxurious free-standing clawfoot roll-top bath as well as a large separate walk in shower cubicle with electric shower With WC, wash hand basin and frosted window to the side, the partially shelved corner cupboard cleverly conceals the hot water cylinder. Please note, there are slight steps down into this room.

## EXTERNALLY

The wraparound gardens offer a tranquil space. The Front Garden offers a large, long driveway providing off road parking for several vehicles with the formal front lawn running adjacent and tiered pathway leading to the front entrance door. The Side Lawn leads to a garden gateway into the Rear Garden and the oil storage tank is conveniently tucked away here as well. The Rear Garden is a real sun trap and enjoys a large raised decking area as well as a paved patio area that meets the formal lawns and inturn leads to the rear entrance door, ideal for summer BBQs and entertaining.

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## ADDITIONAL INFORMATION

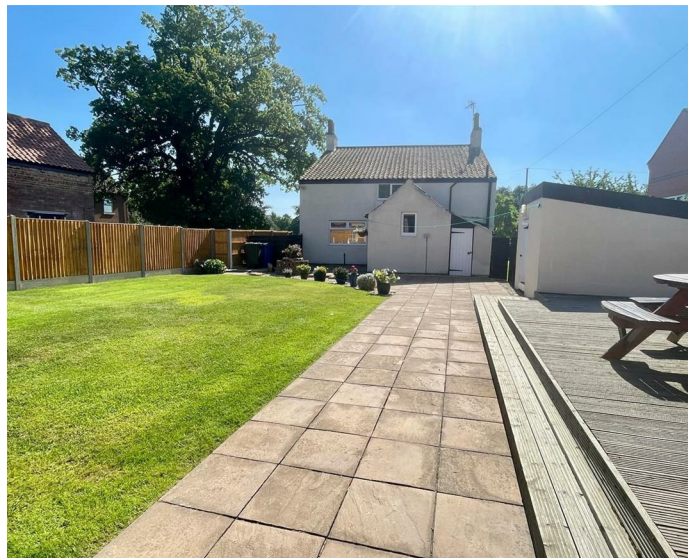
**Local Authority** – West Lindsey District Council

**Council Tax** – Band D

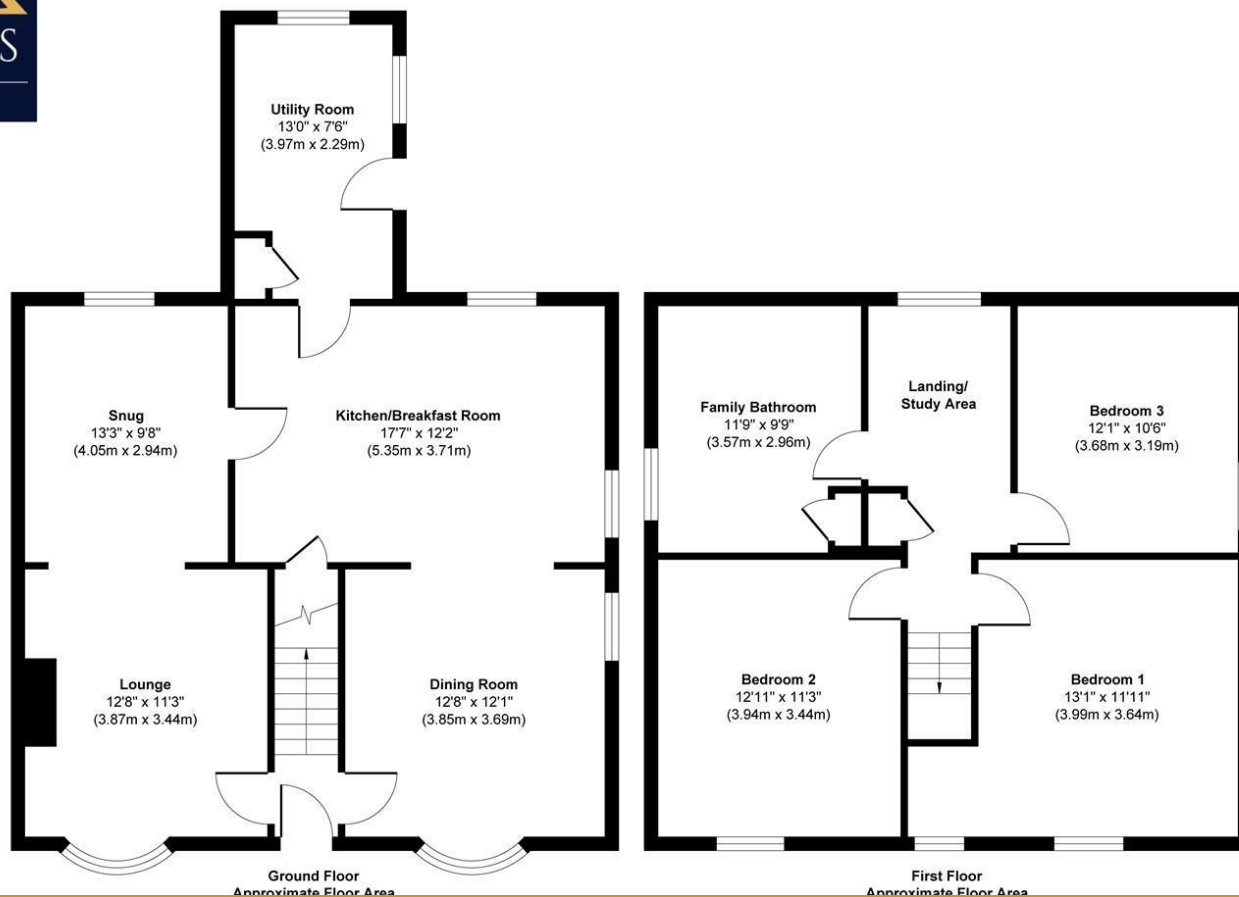
**Viewings** – By Appointment Only

**Floor Area** – 1505.00 sq ft

**Tenure** – Freehold



## Braemar Farm, North Street, Middle Rasen



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 49      | 80                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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