



- A Spacious Period Cottage
- 6 Bedrooms
- Bathroom & 3 Shower Rooms
- 5 Reception Rooms
- 2/3 Kitchens & Utility
- 2 Garden Areas
- Stone Brick Built Workshops
- CHAIN FREE

Blacksmiths Lane, Harmston, LN5 9SW,
Auction Guide Price £490,000





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £490,000

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as The Auctioneer.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains

details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Situated in the sought after village of Harmston enjoying countryside views from the first floor. Starkey&Brown are delighted to offer for sale this spacious period stone cottage. The accommodation comprises of 6 bedrooms, 5 reception rooms, there is a main kitchen diner area plus scullery kitchen, there is also an additional kitchen to the newer part of the building. Outside the property has 2 garden areas, 1 directly behind the property, there is a further garden area up the lane which comprises of a stone and brick built workshop area, log store and a vegetable beds and greenhouse. We are advised by the vendor that the property dates back to the 1600's and the property can be used for a multitude of family uses especially anyone that has elderly relatives or older children that still live at home that want their own privacy and this could be easily sectioned off. To truly appreciate this property's size and location and features an internal inspection is essential. Council tax band: D. Freehold.

Door into:

Reception Room

12' 1" x 9' 6" (3.68m x 2.89m)

Having slate tiled flooring, recess lighting and stairs rising to first floor. Access through to:

Utility Room

8' 10" x 5' 0" (2.69m x 1.52m)

Having a range of fitted base units and plumbing for washing machine.

Family Room

13' 3" x 13' 2" (4.04m x 4.01m)

Having a feature beamed ceiling, slate tiled flooring, radiator, period style fireplace with freestanding cast-iron wood burning stove inset and 2 storage cupboards.

Inner Hallway

Having door to farmhouse kitchen and additional door to an additional storage room.

Storage Room

5' 0" x 3' 7" (1.52m x 1.09m)

Having uPVC window.

Farmhouse Kitchen Dining Area

24' 4" x 15' 6" max 12'3" min (7.41m x 4.72m)

Having a period feature beamed ceiling, recess lighting, a central island unit with solid oak worktops and a range cooker, solid wood flooring, Inglenook recess former fireplace with a Yorkstone hearth, built-in seating area into the front wall, steps up to:

Scullery Kitchen

8' 2" x 7' 10" (2.49m x 2.39m)

Having a range of fitted wall and base units with rolled edge work surfaces, one and a half sink with single drainer unit, plumbing for washing machine or dishwasher, space for fridge and tiled flooring.

Further Inner Hallway

Having stairs rising to first floor.

Small Sitting Room

10' 0" x 6' 4" (3.05m x 1.93m)

Having beamed ceiling, double radiator, open plan living and kitchen area.

Open Plan Living & Kitchen Area

17' 5" x 14' 5" (5.30m x 4.39m)

Having a stone fireplace, beamed ceiling, double radiator, a range of fitted wall and base units and fitted worktops and breakfast bar.

Dining Area

Having a range of fitted wall and base units, rolled edged worktop surfaces incorporating cupboards and drawers and breakfast bar. Access through to:

Kitchen/Utility Room

8' 8" x 5' 7" (2.64m x 1.70m)

Having a range of base units, rolled edge work surfaces, single sink with single drainer unit, plumbing for washing machine, wall mounted combination Worcester central heating boiler, uPVC windows and door to rear garden.

Downstairs Shower Room

6' 9" x 3' 10" (2.06m x 1.17m)

Extending to another 3'10" with in a walk-in shower area. Having wash basin and low level flush WC.

First Floor Landing

Master Bedroom

18' 8" x 14' 0" max (5.69m x 4.26m)

Having a range of built-in wardrobes and secret door behind a mirror leading to an additional landing.

Bedroom

14' 0" x 8' 9" (4.26m x 2.66m)

Having built-in wardrobes and radiator.

Bedroom

13' 8" x 12' 5" (4.16m x 3.78m)

Having a range of fitted wardrobes, drawers and wash hand basin.

Bedroom

11' 4" x 8' 1" (3.45m x 2.46m)

Bedroom

9' 8" x 9' 0" (2.94m x 2.74m)

Bedroom

8' 9" x 8' 1" (2.66m x 2.46m)

Workspace Landing

14' 4" x 6' 9" (4.37m x 2.06m)

Having built-in cupboard.

Additional Landing Area

Having airing cupboard and WC.

Main Bathroom

9' 0" x 8' 8" (2.74m x 2.64m)

Having a 4 piece suite comprising of a sunken corner bath, corner shower cubicle with 5 multi-jet system, wash hand basin and low level flush WC.

Shower Room

6' 6" x 5' 8" (1.98m x 1.73m)

Having corner shower cubicle, wash hand basin and low level flush WC.

Landing Area

Having storage cupboard.

Second Shower Room

7' 10" x 5' 6" (2.39m x 1.68m)

Having corner shower cubicle, wash hand basin and low level flush WC.

Side

To the side of the property there is a block paved path leading to rear garden which is the main access to the property.

Main Rear Garden

Having a block paved area, a variety of flowers, plants and shrubs. A raised flagstone patio, greenhouse, gate to off street parking.

Off Street Parking

Having gravelled area providing off street parking for 2/3 vehicles.

Additional Garden

Further up the lane on the right hand side. Having a stone and brick built workshop, covered log store, a vegetable garden with raised vegetable borders and a greenhouse.

Agents Note

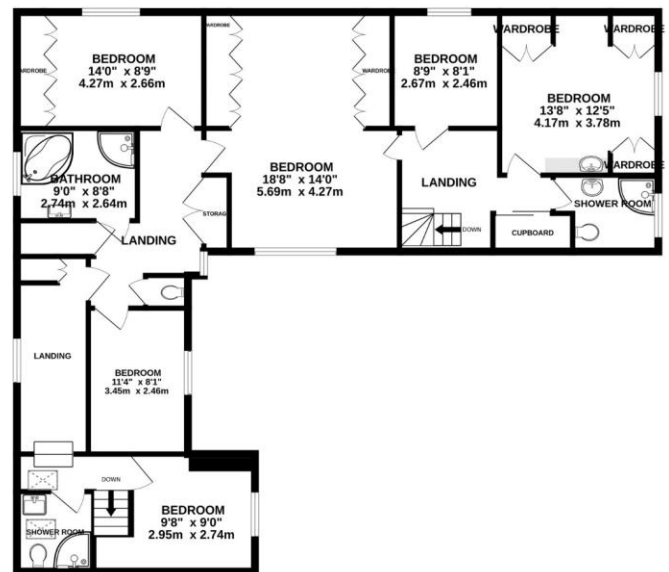
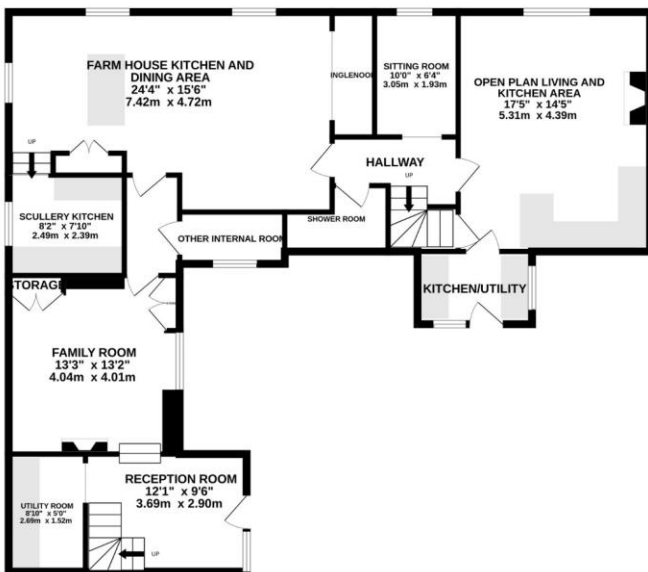
The property owns the lane leading up to Beam House from the rear and gives access to 2 further properties but this is access only. Please see the redline drawing for boundary details. If you have any queries please contact office - 01522 845 845.





GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.

1ST FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 2464 sq.ft. (228.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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