



- Rural Farmhouse
- Approx 3.5 Acre (sts)
- 1,700 Sq Ft Approved For Conversion
- 2,000 Sq Ft Main Residence Accommodation

- Carefully Gvated Land With Art Studio
- Large Carp Pond With Stable Caravan
- Traditional Lincolnshire Countryside Setting
- WHAT 3 WORDS:
BUNGALOW/UPLIFTING/ONION

Digby Fen, Billingham, LN4 4DT,
£785,000





This former farm house sits on approximately 3.5 acres, measures 2,000 sq.ft. and comes with former stables which has planning permission to be converted into an additional residential dwelling measuring approximately 1,700sq.ft. The grounds have been lovingly restored to create a 'rural paradise' which gives complete privacy and enjoyment throughout the year. The centrepiece of the garden is an extensive pond which is alive with nature including large carp and goldfish. Further additions to the holding include a curated football pitch area, art studio built on concrete blocks, wild flower meadow with beehive, various fruit trees and over 1,000 new trees and shrubs, fire pits and a static caravan. Serious technical works and upgrades have also been carried out with 2 separate eco sewerage water treatment plants with one serving the main house and the other serving both the stables and the static caravan.

The main residence comes with refurbished interiors and includes; 5 bedrooms (2 on the ground floor), 2 bathrooms, 27ft5 sitting room, snug, utility room, kitchen and breakfast room. The stables has planning approved to convert into a 3-5 bedroom dwelling of which the east wing is close to completion.

Situated deep within the Lincolnshire countryside, the property boasts peaceful surroundings and rural living. However, the closest towns nearby are Sleaford (9 miles/17 mins) and Lincoln (16 miles/29 mins).

Council tax band: D. Freehold.



Entrance Porch

Being recently constructed with timber frame and doorway leading into entrance hall

Entrance Hallway

Having radiator, coved ceiling, BT phone point and under stairs storage.

Sitting Room

27' 5" x 14' 10" (8.35m x 4.52m)

Having x4 uPVC double glazed windows, sliding doors to the outside, porcelain tile flooring and real flame log burner.

Snug

13' 10" into alcove x 13' 0" (4.21m x 3.96m)

Having ornamental traditional cast iron fireplace with granite hearth with real flame gas fireplace.

Bedroom 5

13' 0" x 10' 0" (3.96m x 3.05m)

Having a uPVC double glazed window to the front aspect and x1 radiator.

Breakfast Room

9' 10" x 8' 0" (2.99m x 2.44m)

Having ceramic tiled floor, space for large fridge freezer, radiator and opening into:

Kitchen

15' 0" x 12' 0" (4.57m x 3.65m)

Having a range of upscaled wall and base units with marble work tops, range gas hob with electric ovens and grill, built in dishwasher, sink and drainer unit with 3 way mixer tap featuring filtered water and french doors into the outside space.

Utility

8' 0" x 8' 0" (2.44m x 2.44m)

Having space for a number of appliances, oil fired central heating boiler fitted in 2019, serviced annually and x1 radiator.

Bedroom 4

14' 10" x 11' 6" (4.52m x 3.50m)

Having radiator, coved ceiling and x2 uPVC double glazed windows.

Ground Floor Bathroom

9' 5" x 8' 10" (2.87m x 2.69m)

Having 4 piece suite comprising large tiled shower cubicle with electric shower, panelled bath, wall hung wash hand basin, low level WC, full marble floor and walls and radiator.

First Floor Landing

Having large airing cupboard housing hot water cylinder and access to loft.

Bedroom 1

13' 10" x 13' 0" (4.21m x 3.96m)

Having large built in wardrobes, x2 uPVC double glazed windows and single radiator.

Bedroom 2

13' 0" x 10' 0" (3.96m x 3.05m)

Having built in wardrobe with matching dressing unit, double glazed window, ornate fireplace and single radiator.

Bedroom 3

13' 5" max x 8' 0" (4.09m x 2.44m)

Having built in wardrobes with matching dressing unit and radiator.

Shower Room

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower and glass shower screen, wall hung wash hand basin, low level WC, travertine tiled floor, heated towel rail, travertine tiled walls with mosaic borders and down lights.

Grounds

The grounds of the property extends to approximately 3.5 acres and benefits from countryside views to all four sides. The main driveway has been resurfaced with hardcore, gravel and realigning curb stones. Installed LED lighting, fencing and gates to improve security. x3 new underground drainage pipes that lead to the pond taking rain water away from the house. Working Well with traditional hand pump, courtyard seating area, art studio and greenhouse.

Stable Block

The stable block is 'U' shaped and predominantly comprises 7 workshops/storage areas surround a central courtyard and measuring approximately 1700 sq.ft. Planning permission is approved for residential dwelling conversion, with some works already completed. Each stage has been passed by the local building inspectors and will be passed over to the new owners as an ongoing concern.

Art Studio

Built on concrete blocks and of modular construction, fully insulated and fitted with units and counter worktops Full electricity, log burner and water butt collection.

Static Caravan

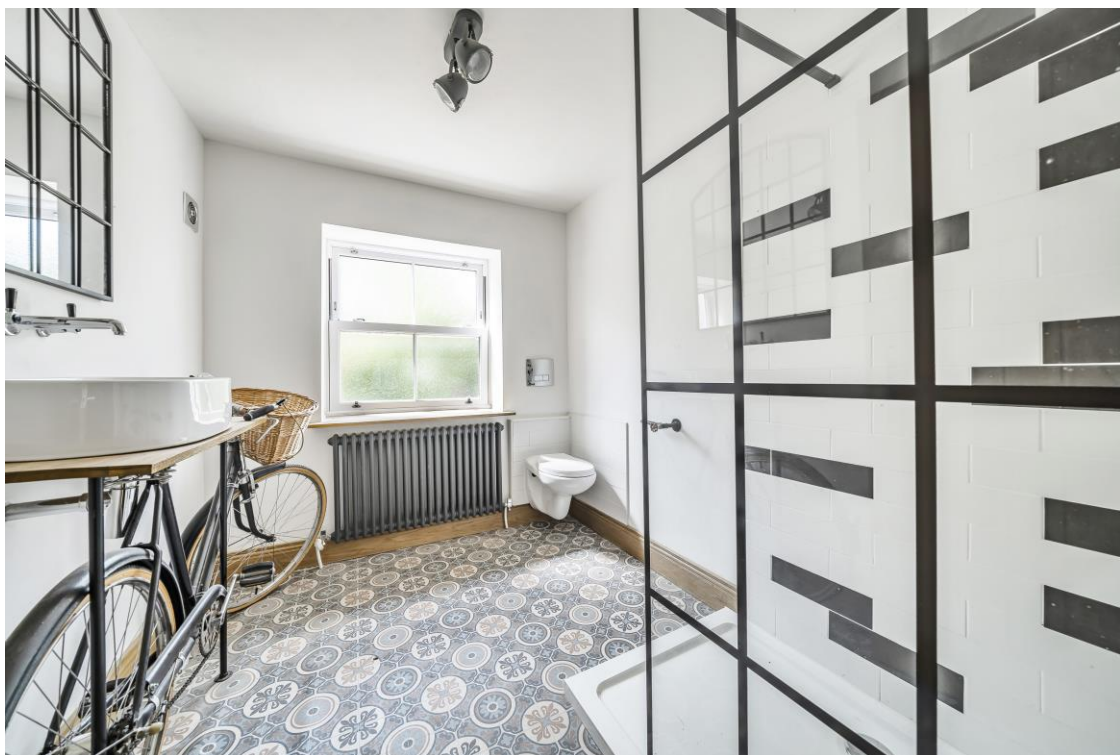
Two bedroom with ensuite, fully fitted units and furniture throughout. Eco sewerage plant, mains electric and water.



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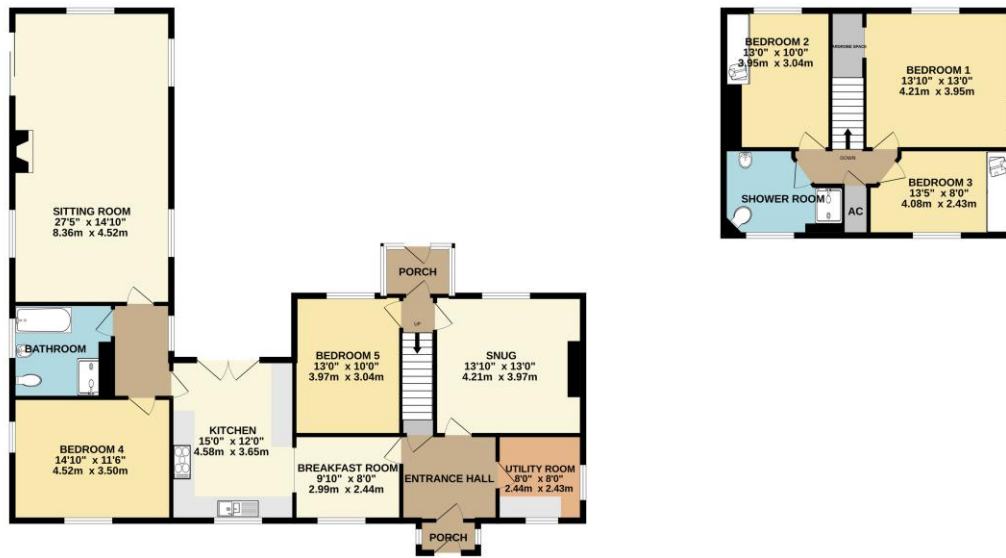




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GROUND FLOOR
1474 sq.ft. (136.9 sq.m.) approx.

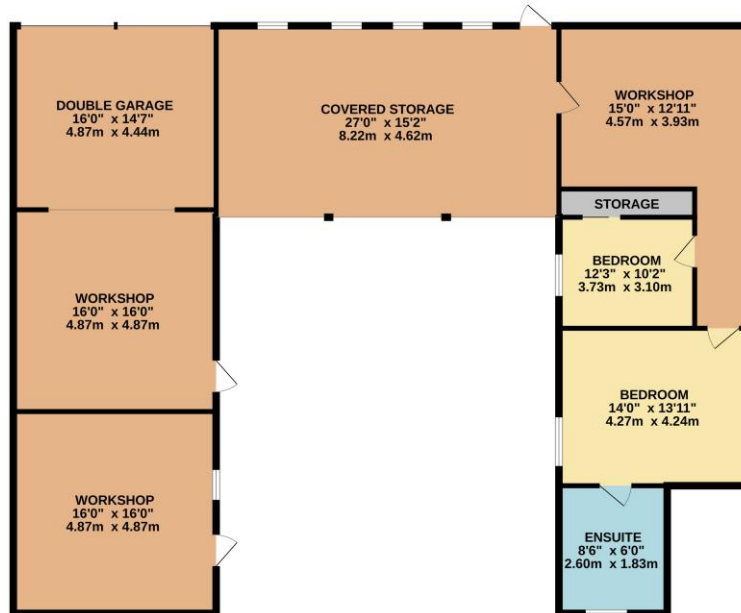
1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 2028 sq.ft. (188.4 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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GROUND FLOOR
1786 sq.ft. (165.9 sq.m.) approx.



TOTAL FLOOR AREA: 1786 sq.ft. (165.9 sq.m.) approx.

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