



Darwood House,
Old Woodhall, LN9 5SA
Asking Price Of £1,195,000



- Charming Grade II Farm House
- Stunning Rural Location
- 3 Reception Rooms, 4 Bedrooms (1 En-suite)
- Range of Outbuildings, Ménage
- Grounds Extending to 20 Acres (STS)
- 2 Shepherd Huts, Caravan Facilities

Presenting to the market, this attractive and charming Grade II Farm House dating back to 1420AD, substantially built with thick stone walls, believed to be the only one in Lincolnshire and is of historic importance. Having a large range of multi purpose outbuildings together with Ménage, 2 Shepherd Huts, hot tub, sauna, small shower block and pitches for 10 caravans, all set in grounds and grassland paddocks, approx. 20 acres (STS).



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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Set in this beautiful and stunning rural location the property offers diverse multi purpose business opportunities.

RECEPTION HALL Staircase to the first floor with cupboard under, radiator, solid English Oak flooring. **CLOAKROOM** Exposed beam ceiling, vanity hand basin, high level WC, plumbing for washing machine, cupboard housing the oil fired boiler.

SITTING ROOM 18' 3" x 13' 9" (5.56m x 4.19m) With feature stone and brick open fireplace with substantial stone lintel housing the cast iron wood burning stove, double radiator, solid English Oak flooring, wall lights, front bay window.

LIVING/DINING ROOM 18' 2" x 14' 4" (5.54m x 4.37m) With feature cast iron open fireplace with marble surround and hearth, two double radiators, solid English Oak flooring, wall lights.

BREAKFAST KITCHEN 18' 4" x 15' 6" (5.59m x 4.72m) Having range of bespoke pine units with twin Belfast sink, double pine drainers, range of cupboards and drawers under granite work surfaces, storage wall cupboards and shelving. Wood burning Esse in brick arched recess, double radiator, tiled flooring, dishwasher, stable entrance door.

FIRST FLOOR - MAIN LANDING With exposed wall timber,



radiator, access to roof void.

BEDROOM TWO 15' 9" x 11' 1" (4.8m x 3.38m) Original fireplace with wrought iron grate, exposed wall timber incorporating high level shelf, double radiator and stunning views.

BATHROOM With matching floral design suite including roll-top cast iron bath with antique style shower mixer taps on claw feet, vanity hand basin, high level WC, radiator, boarded flooring. From the main landing opening access to:

FRONT LANDING With double radiator.

BEDROOM THREE 13' 1" x 8' 3" (3.99m x 2.51m) With night storage heater.

BEDROOM FOUR 11' 6" x 5' 9" (3.51m x 1.75m) With cast iron fire surround, radiator.

BEDROOM ONE 15' 1" x 11' 11" (4.6m x 3.63m) Double radiator, door to walk-in LOBBY with radiator and giving access to the built-in wardrobes.

EN-SUITE BATHROOM Roll-top cast iron bath on claw feet with antique style mixer taps, pedestal hand basin, bidet and low level WC. Double radiator, boarded flooring.

OUTSIDE - BUILDING AND EQUESTRIAN FACILITIES

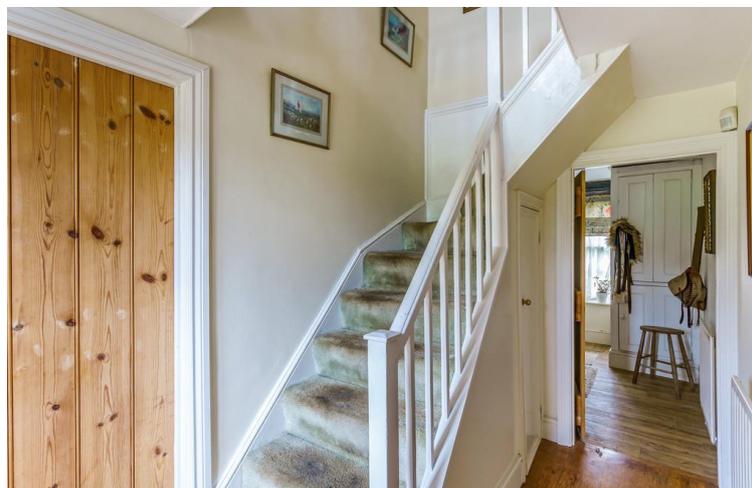
Include: **WORKSHOP/GARAGE** 19' 10" x 19' 3" (6.05m x 5.87m) With adjoining: **BARN** 64' 0" x 18' 8" (19.51m x 5.69m) Divided into a three bay storage areas, timber **STABLING** comprising four boxes with lighting and further brick and pantile **STABLE** including two boxes.

To the side and rear of the outbuildings there is an extensive hard surface **PARKING AREA** and access to the: **MENAGE** 147' 7" x 65' 7" (45m x 20m) Sand based with fencing.

SHOWER BLOCK With entrance lobby and two separate Shower Rooms, both with large walk-in shower cubicles, hand basins and WC.

TWO SHEPHERD HUTS - one with **HOT TUB**, **SAUNA HUT** and with planning for two further Shepherd Huts.

THE GROUNDS The property is approached from a country lane over a private driveway approx. 200 yds long, passing between the paddocks with the main part of the drive sweeping around the front garden and leading to the side of the property giving access to the outbuildings and equestrian facilities. Immediately at the front of the property there is a flagged stone patio area with original brick well, extensive front lawns with several fruit trees. Extending to the rear there are further lawn gardens with large feature pond surrounded by several Willow trees.



The rest are well established permanent pasture land divided into convenient paddocks with Oak Lincolnshire post and rail fencing, one of which has electric connected with pitches for ten caravans.

We are informed the land is registered for the single farm payment scheme.

The Agent's consider that there is further business opportunities for this property.

Approximate Area = 183.8 sq m / 1978 sq ft
 Outbuilding = 150.1 sq m / 1616 sq ft (Excluding Open Barn)
 Total = 333.9 sq m / 3594 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band F.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the Sale.

VIEWINGS - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		