



- Pleasantly Situated Detached Six Bedroom Bungalow
 - Set in Beautiful Mature Grounds
- Range of Outbuildings ● Paddock Grazing ● Ideal for Equestrian or Livestock Use
 - Rural Location with No Near Neighbours
 - Approx. 6.5 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Coningsby 5 miles • Horncastle 7 miles • Boston 12 miles • Lincoln 25 miles
Skegness / Coast 25 miles

A rurally situated six bedroom bungalow set in approx. 6.5 acres of mature gardens and paddock grazing, with a good range of outbuildings and no near neighbours

Willow Tree Farm is a spacious family home providing flexible accommodation, set in stunning mature gardens. The property would be ideal for the keeping of livestock, pigs, sheep, chickens etc, dog agility, or for private equestrian use, having paddock grazing and a useful range of outbuildings. The vendors feel the plot offers potential for glamping, or potentially for further development, subject to gaining the necessary permissions and consents.

Set in a quiet rural location with no near neighbours, it is just one mile from the village of Mareham-le-Fen which has a general stores and Post Office, junior school, village pub, butchers church and garage. The larger town of Coningsby offers a wider range of facilities and senior schooling.

The property has been utilised as a family home where the vendors have kept, birds, poultry, ponies etc. It has now become available due to a downsize.

THE RESIDENCE

A spacious six bedroom bungalow benefitting from majority double glazing and LPG gas / solid fuel central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An **Entrance Hall** with part wooden panelling to the walls gives access to a **Cloakroom** with WC and wash hand basin and **Bedroom Four** to the right, and a **Utility Room** with plumbing for a washing machine. To the left is the **Kitchen Diner** which has a range of fitted units with rolled edge worksurfaces, 1½ bowl sink with mixer tap, space for fridge freezer, Country Chef Range Cooker with 8 ring gas hob, oven and grill and plumbing for dishwasher. The walls are part wooden panelled.

A door leads to the **Dining Room** which has a multi-fuel burner with back boiler in a brick fire surround and an archway leading into a Reception Room. A door leads through to the **Conservatory** which has double doors to the **Garden**. A further set of double doors lead back into the **Reception Room** which has a logburner set into a brick fireplace and a doorway through to a **Rear Hallway**, which leads to **Two Bedrooms** each with electric heaters.

Back to the **Kitchen** and a door leads off to a **Central Hallway** which gives access to **Three Further Bedrooms** and a **Shower Room** with electric shower in cubicle, tiled walls and floor, a **Bathroom** with a bath, wash hand basin, part tiled walls and tiled flooring, and a **Separate WC**.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from a single track No Through road, with double gates leading on to a concrete drive/parking area. There is a **Garage** to the left-hand side of the driveway and a **Car Port/ Workshop** straight ahead. It is a very private plot.

The **Formal Gardens** that wrap around the property comprise pleasant lawns, with a huge variety of mature trees and flowering shrubs, as well as some raised flower beds and a **Patio Area**.

Extending further to the rear is an **Orchard** with a range of apple trees as well as plum and pear, and a delightful **Woodland Area** with paths weaving through. There is also a colony of bees which the vendors are happy to leave in situ.

There is a **Pond**, a **Chicken House** and a **Duck Pen**.

The **Paddock Grazing** is split into **Three Paddocks to the rear** and **Two Paddocks to the front**, which have a number of trees within including a fabulous mature weeping willow. The front paddock has an adjacent **Winter Turnout Area**.

The paddock land is predominantly flat, good quality pasture, with post and rail and hedged boundaries and there are water troughs in each paddock. The rear paddock has a gated access to the side road.

Located within the paddocks are the **Various Outbuildings** (please refer to floorplan) .

Outbuilding Three - Open-Fronted Four Bay Barn

Outbuilding Two - Further Barn currently utilised as large aviary but could also be used for livestock.

Outbuilding One - Large Shed suitable for a variety of uses.

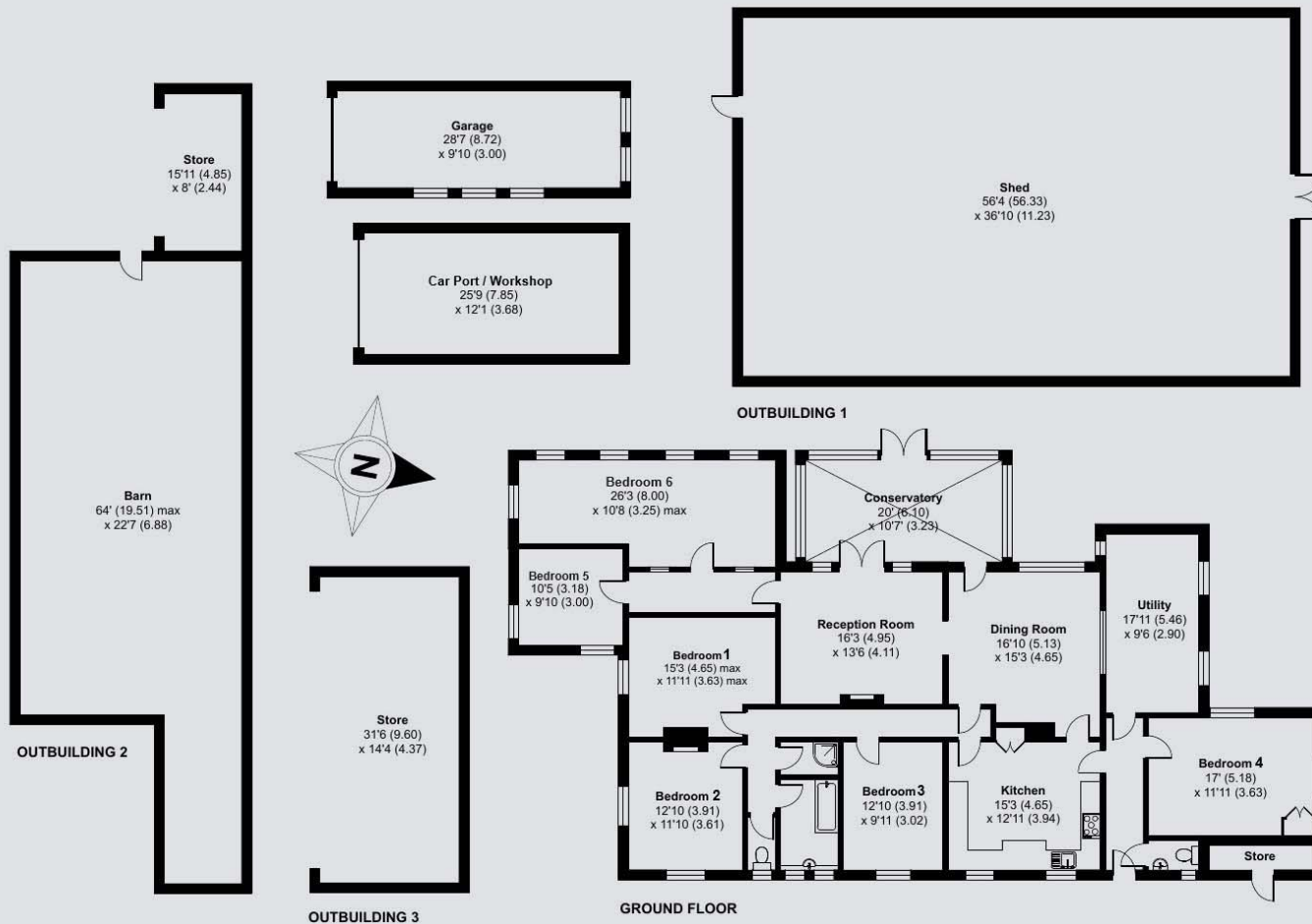
IN ALL APPROX. 6.5 ACRES
(About 2.7 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, COMBINED LPG GAS and SOLID FUEL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** F **COUNCIL TAX** C

DIRECTIONS

From Sleaford take the A153 towards Horncastle, proceed through Coningsby and turn right onto the A155 towards Skegness. Continue into the village of Mareham-le-Fen and adjacent to the shop, turn right into Fen Lane. Continue for approx. one mile and shortly after the sharp left-hand bend, take the first left into Mumbys Bridge Road. The property will be found after a short distance on the right-hand side.

There is no For Sale board.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Rural Scene. REF: 1019922



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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **WILLOW TREE FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

