



- Substantial Four Bedroom Period Farmhouse
 - Approx. 1.3 Acres In All
 - Mature Gardens and Pony Paddock
- Large Driveway with Ample Parking ● Double Garage / Home Office
- Good Off-Road Hacking on the Riverbank ● No Upward Chain

GENERAL AND SITUATION

Approximate Distances:

Lincoln 5.5 miles • Tuxford 12 miles • Retford 17 miles • Newark 20 miles

A substantial four bedroom period farmhouse set in approx. 1.5 acres of gardens and pony paddock with a double garage/home office, ample driveway parking and no upward chain.

This much improved four bedroom family home affords spacious living accommodation and lovely wrap around formal gardens, as well as a small pony paddock to the rear. There is direct access onto the riverbank for fantastic off-road hacking.

The property is situated in a very pleasant semi-rural location, just one mile from the popular village of Saxilby, which offers a range of local facilities including a general stores, Post Office, small supermarket, several village pubs, doctors' surgery, chemist, church and junior school. The historic city of Lincoln is within easy reach, as is the market town of Newark.

For commuters the A1 can be accessed at Tuxford and Saxilby has a railway station as do Retford and Newark from where there are direct rail links to London Kings Cross Station.

THE RESIDENCE

A four bedroom detached farmhouse substantially upgraded in recent months to include a new roof, re-pointing of brickwork to house and garages, external wall insulation, replacement kitchen and bathroom, as well as an improved driveway and boundary fencing with electric gate. The property benefits from double-glazing, oil-fired central heating and has an alarm to the house and garage, plus has been wired ready for the installation of CCTV. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door leads into an **Entrance Hallway** which has flagstone flooring and stairs rising to the **First Floor** and a **Guest Cloakroom** with WC and wash hand basin.

To the right is a large **Reception Room**, a particularly light and spacious room with windows to three elevations with fitted window seats and an external door to the garden.

To the left of the **Entrance Hall** is the **Kitchen Dining Room**, where the flagstone flooring continues and there is a newly fitted range of wall and base units with quartz worktops and splashbacks. There is a 1½ bowl sink with mixer tap, integrated Neff dishwasher, pull out bin store, space for an American fridge freezer, dual fuel range cooker with extractor over, led ceiling lights and under pelmet lighting. There are exposed ceiling beams and windows to two sides.

A door off leads to the **Inner Hallway** where there is a **Utility Room** with an external door, fitted units with worksurfaces, fitted shoe rack, plumbing for washing machine and a door to a **Boiler Cupboard**. Also off the **Inner Hallway** is a **Sitting Room** which opens via an archway to an **Office** with lovely full-length window, high ceiling and internet access points.





To the **First Floor** a landing with a lantern style rooflight gives access to **Four Bedrooms** and a **Family Bathroom**.

The **Principal Suite** has a **Dressing Room** with fitted storage and an **Ensuite** which is newly fitted in a contemporary style with a bath, wash hand basin, WC, waterfall shower, extractor, ladder radiator and modern tiling to the walls and floor. Off this is a generous linen store/storage cupboard.

There are two further generously sized **Double Bedrooms**, a slightly smaller **Bedroom** with built-in storage and a **Family Bathroom** which has a bath with shower off taps and screen, WC, wash hand basin, WC and extractor.



OUTSIDE, OUTBUILDINGS & LAND

An electrically operated five bar gate leads onto a gravel driveway which has sensor floodlights and provides ample parking space, including room for a motorhome, caravan or horsebox if required. There is wiring in situ for an EV charging point if required.

Formal Gardens wrap around the house with mature trees and shrubs and there are lights to the boundary. A resin path leads around the house, and to the rear there is a lawned garden area which leads on to a **Grazing Paddock**, ideal for a horse or pony.

There are the following outbuildings with approximate sizes.

Garage One c. 5.35m x 3.74m (17'7 x 12'3)

Garage Two c. 5.52m x 5.40m (18'1 x 17'9)

Both benefit from a power supply, led lighting, wi-fi point and electric roller shutter doors.

Adjoining Office/Tack Room c. 5.16m x 3.37m (16'11 x 11'1) with access to loft above and outside power socket and water tap.

To the rear of the **Garage** there is a **Further Parking Area**

Outside Utility Area (attached to the main house) with plumbing for washing machine, space for tumble dryer, quarry tiled flooring, an **Adjoining WC** with wash hand basin and a covered passageway leading to a **Further Laundry Room** with tiled flooring and plumbing for a washing machine.

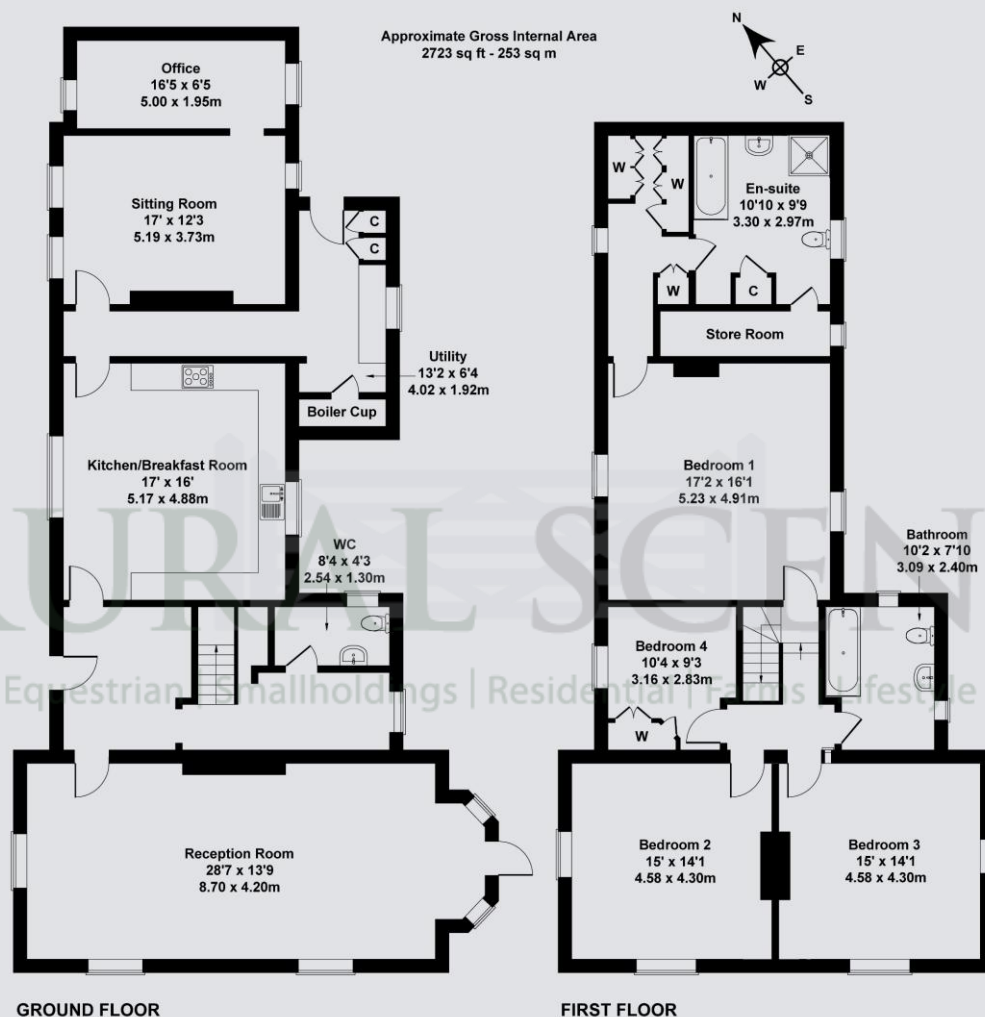


IN ALL APPROX. 1.3 ACRES
(About 0.5 Hectare)

RURAL SCENE
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WEST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND
(available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

DIRECTIONS

Heading towards Lincoln on the A57 continue past Saxilby, then after approx. one mile, having reached a sign for Odda, take the next left turn signposted Broxholme. The entrance to Odda Farm is then the first turning on the right-hand side.
There is a For Sale board on the A57.

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Rural Scene have visited ODDA 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.