



New Farm Mine Road Nettleton Market Rasen LN7 6AN

£499,950

Council Tax Band D

JOHN TAYLORS
EST. 1859

A great opportunity to acquire an attractive renovation project in this Victorian detached former farmhouse with spacious grounds and land totalling approximately 2 acres and was built in 1853 according to its date stone located at the front of the property. The property still retains many attractive character features as well as its former coach house, stable and wash house, domestic outbuildings and an extensive range of 'agricultural' outbuildings. This is an ideal property for those seeking a rural retreat. No onward chain. EPC rating E.

Location

The property is situated between the town of Caistor to the north and the town of Market Rasen to the south & accessed via an in unadopted private road just off the A46 Market Rasen to Caistor Road. The property is surrounded by farm land and enjoys views across to Nettleton Top escarpment to the east.

Rooms

Entrance Porch

With Gothic style front door, coat hook rail and glazed inner door opening to:

Entrance Hall

With Victorian geometric tiled floor, radiator, coat hook rails, under stairs cupboard and central heating thermostat control.

Lounge

With covered over fireplace having Victorian surround, deep skirting boards, four panel door, radiator, uPVC double glazed window. Measurements into chimney recess. 16'1" x 14' (4.91m x 4.28m)

Dining room

With tiled fireplace, uPVC double glazed window, radiator, built-in alcove cupboard and four panel door.

17'2" x 13' (5.25m x 3.97m)

Breakfast Kitchen

With fitted base & wall cupboards, worktops, stainless steel sink and drainer board, integrated electric oven and hob, extractor hood over, oil fired central heating boiler, radiator, double glazed windows and rear access door.

17'4" x 11'4" (5.31m x 3.49m)

Utility Room

With radiator, plumbing for washing machine and built-in cupboards. 14'5" x 10'3" (4.42m x 3.16m)

Stairs To First Floor Landing

With arch shaped window.

Bedroom 1

With original fireplace having cast iron hob grate and chamfered surround, built-in cupboard, radiator and double glazed window.

16'3" x 12'9" (4.97m x 3.96m)

En-Suite Bathroom

With panel bath and shower over, wash basin, chrome radiator/heated towel rail, four panel door and access to roof space. 11'4" x 7'3" (3.5m x 2.24m)

Bedroom 2

With original fireplace having ornate cast iron grate, double glazed window, radiator and built-in cupboard.

14' x 13'4" (4.28m x 4.09m)

Bedroom 3

With radiator, four panel door & cast iron bedroom grate.

14'6" x 10'5" (4.48m x 3.22m)



Bedroom 4

With four panel door and radiator. 11'5" x 9'7" (3.52m x 2.98m)

Bathroom

With panel bath and electric shower over, wash basin, WC, double glazed window and radiator.

9'6" x 6'8" (2.93m x 2.08m)

Outside

The large gardens to the front and side of the property are mostly laid with grass and also include mature and semi mature trees.

Please note that we are aware that Japanese Knotweed, which is an invasive plant, is present in part of the garden and that the seller has obtained a quotation to eradicate it with the use of pesticide.

At the rear of the house is a walled courtyard area which includes the old washhouse (3.87 m x 2.26 m) as well as the former coach house and adjoining stable. (4.78 m x 3.03 m & 3.91 x 4.41m)

Immediately adjacent to the gardens is a range of agricultural outbuildings which include stables and barns. (Please note that these agricultural outbuildings and land are in separate ownership from the house and garden and that a right of way will be retained across to the rear of the outbuildings as well as a right to park on the open land on the northern edge of the said outbuildings.) Please contact office for further details.

Services

The property is understood to have mains water, electricity and non mains drainage. Oil fired central heating.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 5 Mbps and an upload speed of 1 Mbps. You may be able to obtain broadband service from EE.

Mobile

We understand from the Ofcom website there is limited coverage with EE, likely coverage from Three and 02 is limited for voice.

Tenure

Understood to be freehold .

Council Tax Band

According to the governments online portal the property is currently in Council Tax Band D.

Directions

From the town Market Rasen, drive north on the A46 towards Caistor. Continue on the road past the villages of Usselby, Owersby Moor until you reach the road junction with the railway crossing. Crossover the railway line and you'll see on your right hand side Hope Tavern public house. Turn into this layby and take the far left-hand side single track farm road which leads to the east. Follow the single track road round to the right and then, at the next junction turn left and continue to drive for just under a mile along the Mine Head Road and New Farm can be found on your left-hand side.

Viewing Arrangements

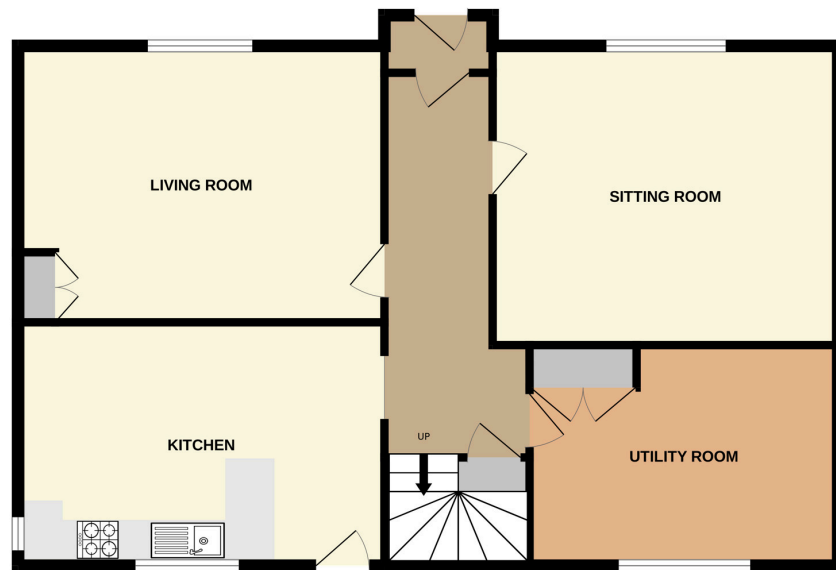
Viewing strictly by appointment only through our Louth office. The Louth office is open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

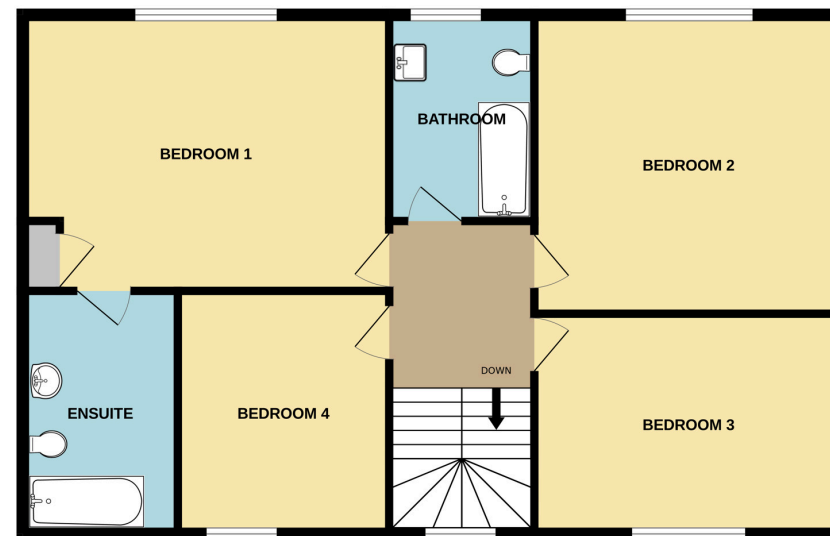
Please contact office for further details. Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey. There may be restrictive covenants and rights of way on the property, enquiries would have to be made with the agent.



GROUND FLOOR
946 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 1884 sq.ft. (175.0 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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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

