



## 1a, Central Farm, Market Place, Owston Ferry, DN9 1RB

- In the historic Market Place area of this charming riverside village community • 3 Bed modern conversion • In a court yard setting with allocated parking (2 spaces) • High Standards • Retained features • Spacious accommodation • Central heating • PVC double glazing •

Owston Ferry has a fascinating history throughout the ages and remains one of the strongest village communities in the Isle of Axholme. 3 miles Epworth – 9 miles Gainsborough – 16 miles Doncaster and 12 Scunthorpe.

The village offers, Friendly Inns/Eateries, Mini Market, Post Office, Primary School, Doctors Surgery, Billiards Room, Recreation Field with child's play area and exercise equipment, Countryside and Riverside Walks, Smithy Museum, Local social groups and organisations, etc

**Accommodation** (room sizes approx. only)

### **Ground Floor**

**RECEPTION HALL** of impressive size with front entrance.

**CLOAKS ROOM** (2.5m x 1m) with toilet and wash basin.

**Breakfast KITCHEN** (4m x 3m) fitted out.

### **Rear ENTRANCE HALL**

**LOUNGE/DINER** (5m x 4.8m – 3.1m) with front outlook.



### **First Floor**

**LANDING** with exposed truss timbers.

**Front Double BEDROOM 1** (3.5m max x 3.1m)

**Front Double BEDROOM 2** (3.9m x 2.1m)

**Double BEDROOM 3** (3.9m x 3m) with built in wardrobe and **EN-SUITE** leading off (2m max x 2m) with shower, wash basin and toilet.

**Main BATH/SHOWER** (3.7m x 2m) with bath, wash basin, shower and toilet.

### **OUTSIDE**

Gated and enclosed brick paved joint Courtyard with designated/allocated car parking spaces (2).

### **SERVICES** (not tested)

Mains water, electricity and drainage.  
Oil fired central heating to radiators.

### **LOCAL AUTHORITY**

North Lincolnshire Council


**COUNCIL TAX** Band 'C' (on-line enquiry)

### **TENURE**

Freehold.

### **VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**NOTE**

1, 1A, 1B and 1C available as a whole by negotiation

1a, Market Place, Owston I



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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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