



The Grange

Lincoln Road, Baumber, Horncastle, Lincolnshire. LN9 5ND





The Grange Farm, Lincoln Road, Baumber



The Grange Farm is a five-bedroom farmhouse-style family home, set to attractive varied gardens plus ownership of the adjacent grass paddock – the plot totalling almost one acre (sts).

The front garden is laid to lawn with an attractive approach from the road, screened by hedging, with a bustling growers plot and landscaped lawn with flower beds to the side. Surrounding the conservatory runs a courtyard style low maintenance garden, with the driveway circling around – the grass paddock to the other side.

Viewing is highly recommended to appreciate the scale of accommodation and grounds on offer in this attractive village setting, a convenient distance from the full range of services and amenities available in the Georgian market town of Horncastle; Baumber being on the bus route running from Skegness through Spilsby, Horncastle, Wragby and to Lincoln.



ACCOMMODATION

Entered to the front through wood obscure single glazed door to:

Hallway having oak carpeted staircase to first floor, under stairs door to cellar access, carpeted floor, ceiling light and power points. Oak grained doors to kitchen, dining room and to:

Living Room having uPVC double glazed windows to front and rear aspects; fireplace with tiled surround and wood mantel, carpeted floor, TV and telephone points, radiators, ceiling and wall lights and power points. Wood double doors to:



Conservatory having wood single glazed windows to front, side and rear on dwarf brick wall, patio doors to rear aspect with wood single glazed ceiling; tiled floor and power points.

Dining Room having uPVC double glazed windows to front and side aspects; fireplace with arched stone surround and oak mantel, carpeted floor, two radiators, ceiling lights and power points.

Breakfast Kitchen having uPVC double glazed window to side aspect; an excellent range of storage units to base and wall levels with double sink and drainer inset to square edge worktop. Electric Aga and gas cooker inset to tiled surround with oak lintel across extractor canopy, Tiled floor, radiator, LED lighting strip and power points.

Pantry with uPVC double glazed window to front aspect; built in storage cupboard, shelving to wall, space and connections for upright fridge-freezer, tiled floor, ceiling light and power points.

Rear Lobby having space and connections for upright fridge freezer, tiled floor, ceiling light and power points. Doors to cloakroom, fuel store, rear lobby and:

Boiler Room with uPVC double glazed window to side aspect, storage units to wall, floor standing oil fired Grant boiler, tiled floor, LED strip ceiling light and power points.

Utility having uPVC obscure double glazed window to side aspect; space and connections for washing machine and dryer, Butlers sink and low level WC. Tiled floor, radiator, tiling to walls and LED strip ceiling light.

Fuel Store with wood obscure single glazed window to side aspect; coal and wood storage spaces, brick floor and wall light.

Rear Porch with wood single glazed door to rear, single glazed windows to side and rear aspects; storage units to base level with roll edge worktop, carpeted floor, wall light and power points.





First Floor

Gallery Landing with carpeted floor, radiator, ceiling light and power points. Oak grained doors to first floor accommodation.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points

Main Bedroom having uPVC double glazed window to side aspect; built in wardrobes and bed surround drawers plus shelving, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having uPVC obscure double glazed windows to side and rear aspects; walk in shower cubicle with mermaid board surround, wash hand basin inset to storage unit with roll edge counter top and low level WC inset to storage unit. Vinyl flooring, further built in storage space, linen shelving, radiator and ceiling light.

Dressing Room with wood single glazed window to side aspect; built in wardrobe and cupboard space, carpeted floor, ceiling light and power points. Door through to:

Bathroom having uPVC obscure double glazed window to side aspect; panel bath with regular shower and London head over inset to board surround, low level WC and hand wash basin inset to storage unit. Tile effect vinyl flooring, radiator and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





Ground Floor Building 1

Approximate total area⁽¹⁾

2483.07 ft²

230.68 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



OUTSIDE

The property is approached via a sweeping driveway; splitting off through the centre of the plot with house on one side and expansive lawn on the other; leading to the Generous single Garage with electric roller shutter door to front, wood single glazed window and personnel door to side, light and power. To the rear of the property expands the large paddock, laid to grass with established trees including apples.

The front garden is laid to lawn with central established trees contained by further trees and hedging to create a private green space with personnel gate leading to the main road.

To one side extends further lawn, landscaped to provide mature plant beds with excellent vegetable boxes also present.

The other side, leading off the driveway and surrounding the conservatory, provides a low maintenance gravelled courtyard style space, with paved patio seating area and mature trees, flowers and shrubs to the border. There is a further paved yard leading to the rear porch, with brick arch opening to the driveway. The courtyard garden is contained from the driveway with a curved brick wall, the remaining boundaries consisting of mixed hedging and fencing to the paddock.

The property will be sold subject to Overage on the paddock. The terms of the Overage will be a period of 20 years, triggered by the granting of planning permission for residential purposes at any time during the 20 years with a clawback payment of 20% of the difference in value between the land with the benefit of residential planning permission and without.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING:

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

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