



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



The Firs
Hoop Lane, Langton by Wragby, LN8 5QD

BELL



The Firs

Langton by Wragby

The Firs is a rare opportunity for a dwelling with buildings and land in a quiet secluded position, with the addition of potential. Amounting to 1.9ac near Langton by Wragby.

The Firs is currently configured to provide two bedrooms, a generous sitting room and dining area. Boasting modern kitchen and shower room fittings, the property is complete with utility, cloakroom and conservatory.

Offered for sale alongside a paddock, two good steel portal framed barns and further timber structures, the property may be eligible for permitted development for conversion to residential or alternative use (subject to obtaining the necessary consents).

THE PROPERTY

Entered through uPVC double glazed window door to front, to...

Conservatory – with uPVC double glazed windows to front and side, light to ceiling, radiator, multiple power points, radiator, tiled flooring, wood single glazed obscure door to...

Hallway – with wood single glazed obscure window to front, light to ceiling, wood effect flooring, storage units beneath roll edge worktop, space and connections for washing machine, wood door to cloakroom and...

Kitchen – with uPVC double glazed window to rear, light to ceiling, good range of units to base and wall levels, sink and drainer to roll edge worktop, lamona oven and four ring induction hob, space and connections for under counter appliance and upright fridge-freezer, wood effect flooring, radiator, multiple power points, wood door to...





Central Hallway – with light to ceiling, loft access hatch, carpet, radiator, wood single glazed windows to side and rear, wood doors to living room; dressing room and...

Shower Room – with light to ceiling, pedestal sink, corner shower cubicle with tiles surround, triton electric shower over, heated towel rail, wood effect flooring, airing cupboard.

Sitting Room – with uPVC double glazed windows to front and side, multi fuel stove set to brick fireplace with tiled stand, radiator, multiple power points, carpet, tv point, wood door to...

Bedroom – with uPVC double glazed window to front, light to ceiling, radiator, carpet, multiple power points.

Dining Room – with uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points, wood door to...

Bedroom – with uPVC double glazed windows to front and side, light to ceiling, radiator, carpet, multiple power points.

Utility/Cloakroom – with uPVC double glazed obscure window to side, light to ceiling, low level W/C, hand wash basin to corner, wood effect flooring.

LAND & OUTBUILDINGS

The buildings comprise two good steel portal framed general purpose barns, there are also further timber structures.

The two main buildings have the possibility of permitted development conversion to a dwelling and other uses (stpp). The potential for the use of permitted development for conversion to dwellings, utilising Class Q, subject to planning and prior approval from the local planning authority, East Lindsey.

The buildings were last used for the purposes of agriculture. We are not aware of any recent planning history on the land and buildings.





Prospective purchasers should make their own enquiries on the planning possibilities.

The livestock building neighbouring the paddock has dimensions of approximately 24.5m x 9m and has steel profile sheeting over a steel portal frame, with lean-to.

The Grainstore has dimensions of approximately 11.5m x 16.4m and is of steel portal frame construction, with roller shutter doors, grain-walling and a hardcore floor.

ACCESS & SERVICES

The property is accessed via a right of way over a track owned by the neighbouring land and residential property.

The house and yard have separate services, electric and mains water.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: F

Mains water, electric. Oil fired central heating plus back boiler (serving one radiator) to log burner. Private drainage to septic tank

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

Tel: 01507 522222

Email: horncastle@robert-bell.org;

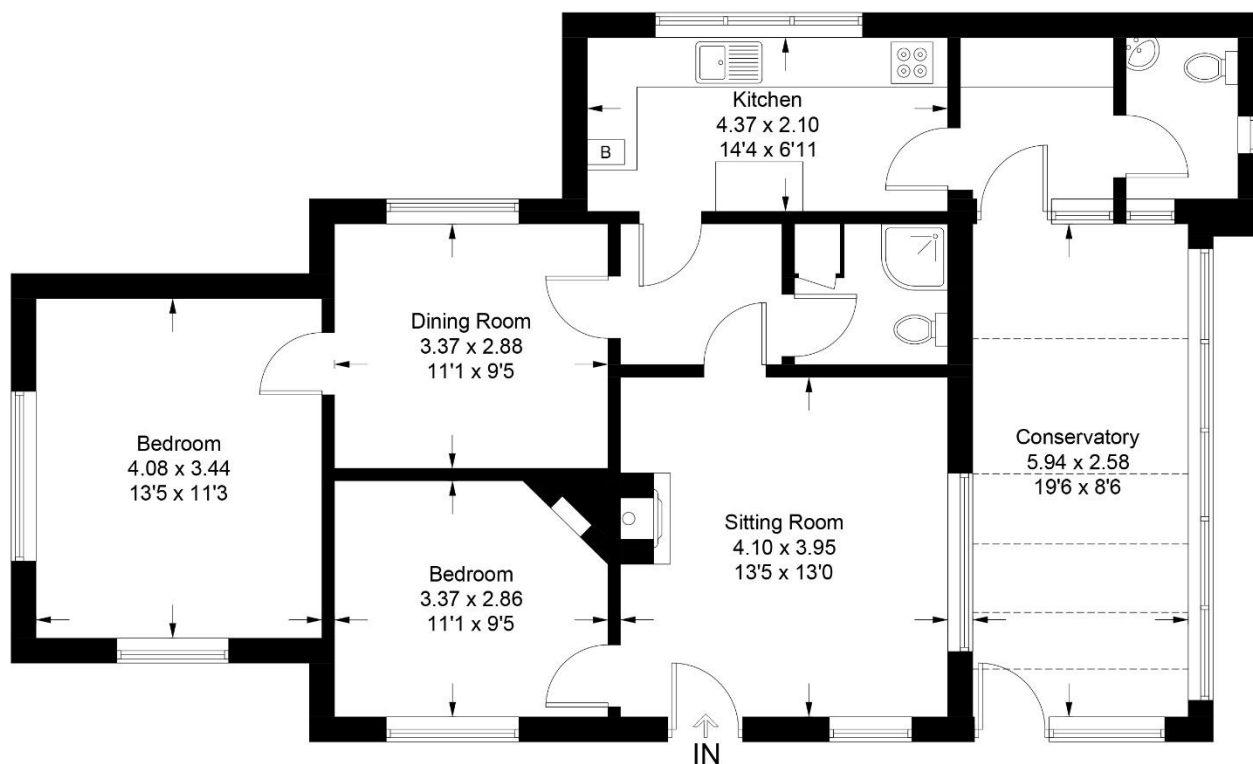
Website: <http://www.robert-bell.org> Brochure prepared 22.11.2024





The Firs

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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