



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Slates Farm

Rotten Row, Theddlethorpe. LN12 1NX

BELL



Slates Farm, Theddlethorpe

Slates Farm is a three-bedroom bungalow, offering well-presented accommodation alongside mature gardens, grassed paddock and a detached double garage. Comprising lounge, dining kitchen, utility, three bedrooms, family bathroom and W/C, the property is located towards the end of a no through road, and enjoys views over arable farmland to the South.

The property is subject to an Agricultural Occupancy Condition limiting the occupation of the dwelling 'to a person solely or mainly employed, or last employed, in the locality in Agriculture as defined in Section 290 of the Town & Country Planning Act 1971, or in Forestry.'

ACCOMMODATION

Entered to the front through uPVC double glazed door to...

Hallway – with uPVC double glazed window to front, lights to ceiling, carpet, radiators, multiple power points, loft access hatch, doors to accommodation including...

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

Lounge – with uPVC double glazed windows to side and rear, lights to ceiling and walls, log burning stove set to exposed brick fireplace with oak overmantle, carpet, radiator, multiple power points.

Dining Kitchen – with uPVC double glazed window to rear. Spot lights to ceiling, good range of storage units to base and all levels, sink and drainer set to roll edge worktop surface, oven, induction hob beneath extractor canopy. Space and connections for under counter appliance, radiator, multiple power points, tile effect flooring, glazed door to...





Utility – with wood effect double glazed door to side, uPVC double glazed windows to side and rear, light to ceiling, storage units to base and wall levels, roll edge worktop, butlers sink, space and connections for under counter washing machine and dryer, floor standing oil fired boiler, tile effect flooring.

Bathroom – with uPVC double glazed obscure window to rear, light to ceiling, wide Roca pedestal sink, panel bath, shower cubicle with Mira sport electric shower over and board surround. Tiles to half height to walls, wood effect flooring, heated towel rail, radiator, wood door to walk in airing cupboard.

Cloakroom – with uPVC double glazed obscure window to side, light to ceiling, low level W/C, pedestal sink, tiles to half height to walls, wood effect flooring.

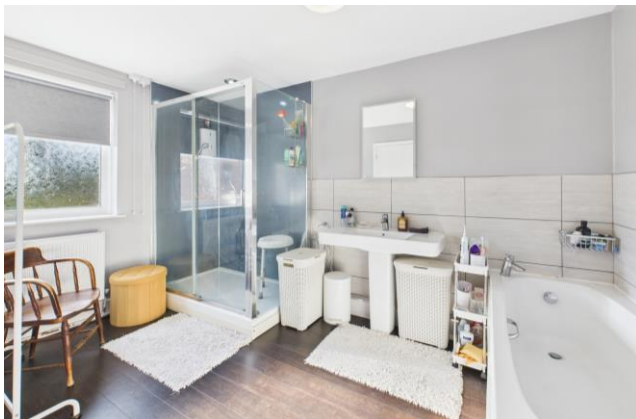
Bedroom – with uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points.

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OUTSIDE

The property is approached up gravelled driveway, continuing to the **Double Garage** – with pair of roller shutter doors to front, lights to ceiling, power personnel door to side.

The **gardens** are predominantly laid to lawn with a series of mature flowers and shrubs throughout. South facing to the rear, the property looks across neighbouring arable farmland.



ENERGY PERFORMANCE RATING: TBC

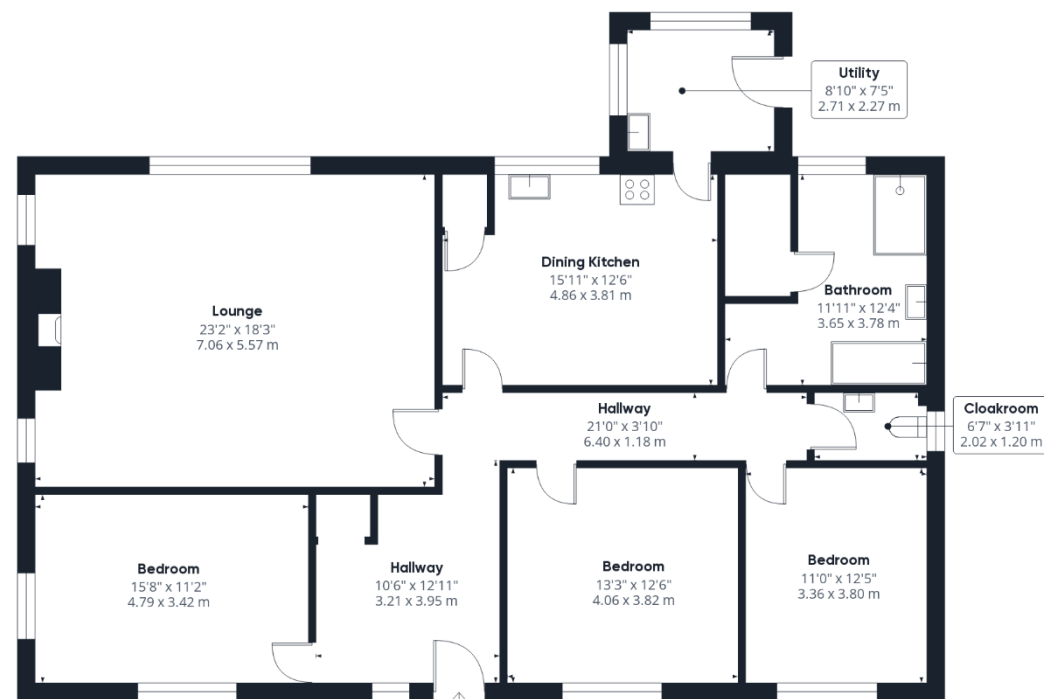
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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 06.03.2025

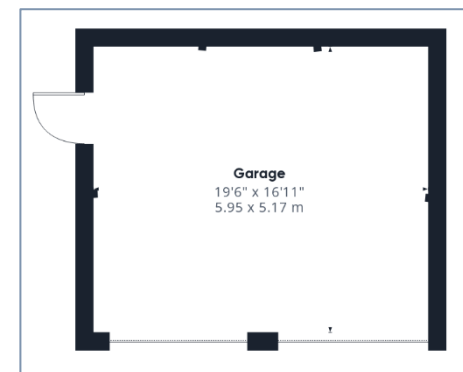


(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Approximate total area⁽¹⁾

1891.24 ft²

175.7 m²

DISCLAIMER

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- All parties 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 or let.