



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Klondyke Farm
Ings Lane, Bratoft, Skegness, Lincolnshire, PE24 5AW

BELL





Klondyke Farm

Bratoft, Skegness

A beautiful English country farmhouse within a peaceful and idyllic setting, surrounded by approx. 24 acres of its own organic grass fields and wildflower meadows. The property further boasts no near neighbours, beautifully landscaped gardens and excellent equestrian facilities including an all-weather menage, two large brick and steel portal frame barns, stables and a range of stores.

Understood to date back to 1747, the charming farmhouse has been sympathetically extended in order to provide an excellent and spacious range of accommodation extending to approx. 2800 sq. ft. and including four bedrooms, two bathrooms, farmhouse kitchen, sitting room, office/snug, utility, larder and a large family garden room. The property successfully blends modern living requirements with period features, standing centrally within its grounds and is surrounded by approx. 2 acres of beautifully presented and mature gardens. Particular highlights are the 70ft long rose tunnel leading to the front entrance porch and large well stocked lake.

The gardens also include a selection of fruit trees and over 130 species of roses. The gardens are further surrounded by 6 secure paddocks which are fully fenced with post and wire and separate gated access between. In all the property offers complete privacy and seclusion



Entrance Lobby leading off to the kitchen and:

Sitting Room [4.64m x 4.12m] having exposed ceiling beams, 'Clearview' wood burner inset to a brick fireplace and both south easterly and south westerly aspects.



Farmhouse Kitchen [4.74m x 4.61m extended by 1.02m x 0.92m] having exposed ceiling beams, large Aga oven, Belfast sink and a large Larder Cupboard [3.73m x 2.23m].

Garden Room [9.47m x 4.67m] providing a large open plan living space, accommodating both dining and living accommodation. To the living area there is a multi-fuel burner inset to a large inglenook fireplace. Double doors lead out onto the rear gardens.

Study/Snug [5.07m x 3.47m] with dual aspect.

Utility [5.09m x 3.26m] having a range of fitted units, sink plus drainer with space and connections for a fridge freezer, washing machine, dishwasher and tumble dryer.

Bathroom [4.16m x 1.4m] having been recently re-fitted with full floor and wall tiling and a four piece suite comprising; clawfoot bath with shower mixer tap, large walk in shower, wash hand basin and WC.

First Floor

L shaped landing with a spacious sitting area.

Bedroom 1 [4.87m x 4.08m] having both south easterly and south westerly aspects; and a vaulted ceiling.

Bedroom 2 [4.42m x 3.47m] having triple aspects overlooking the gardens; and sloping ceilings.

Bedroom 3 [3.81m x 2.72m] overlooking the rear garden.

Bedroom 4 [3.14m x 2.72m ext by 1.83m x 1.11m] overlooking the rear garden.

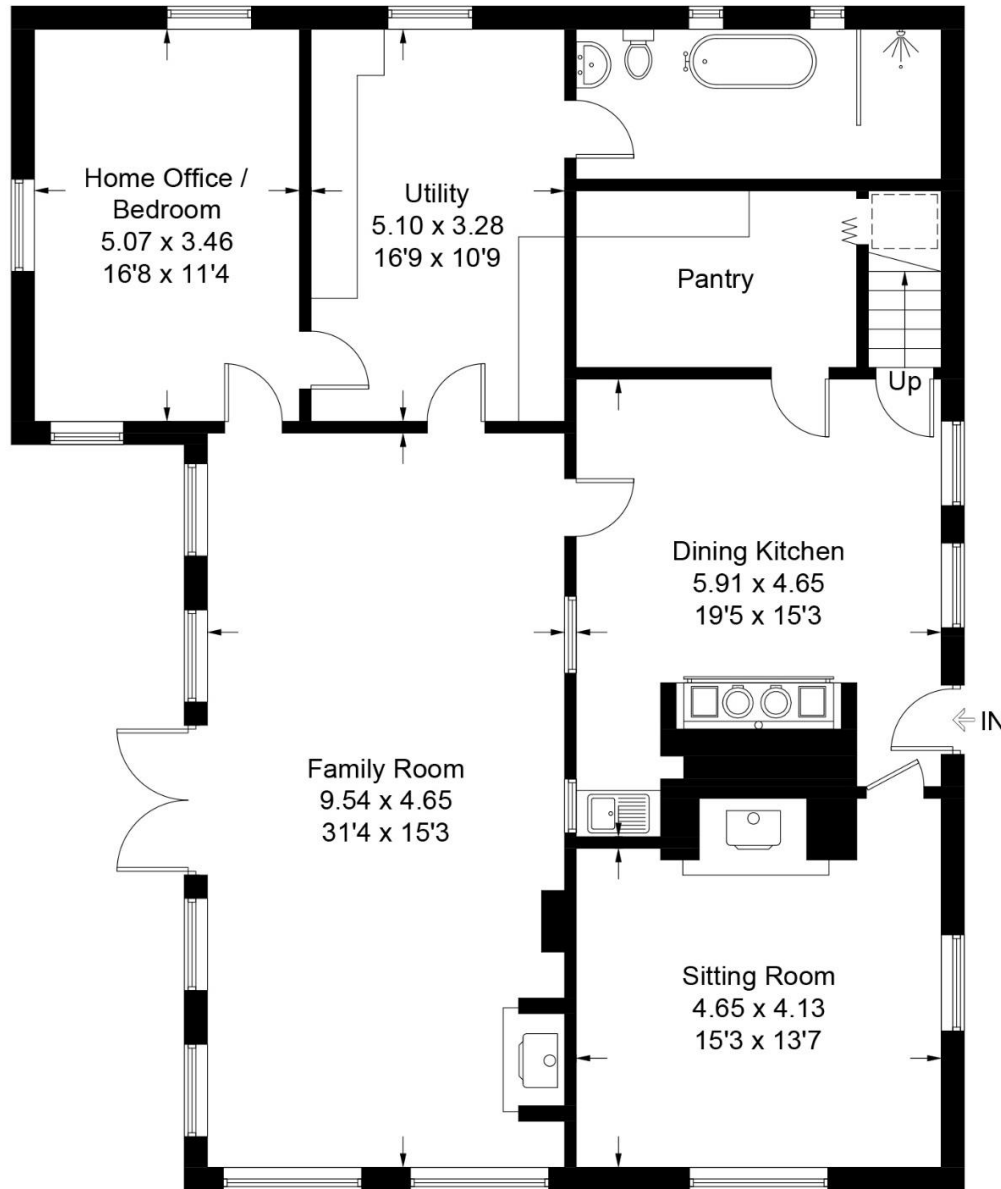
Family Bathroom having a large chimney breast running through and creating a central feature; claw foot roll edged bath, low level WC and wash hand basin set to vanity unit.



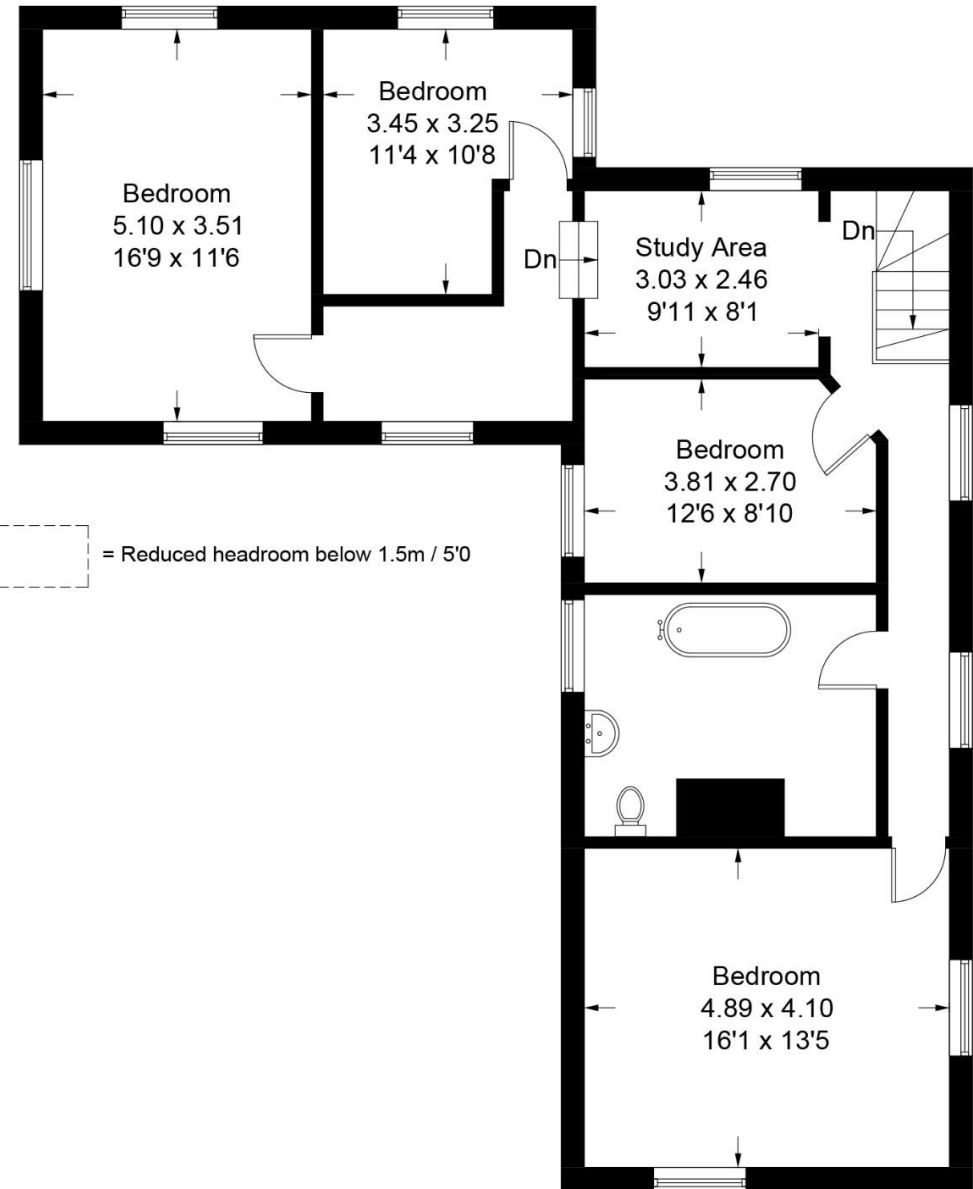


Klondyke Farm

Approximate Gross Internal Area
 Ground Floor = 153.2 sq m / 1649 sq ft
 First Floor = 96.0 sq m / 1033 sq ft
 Total = 249.2 sq m / 2682 sq ft



Ground Floor



 = Reduced headroom below 1.5m / 5'0

First Floor

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.



OUTBUILDINGS

The versatile outbuildings include:

Two steel portal frame barns, the larger of which measures approx. [22.4m x 18m] and house four loose boxes. Further stabling is provided within the field directly to the rear of the farmhouse and the secondary barn also provides several secure store rooms and a workshop space. There is also a wooden implement store, potting shed, greenhouse and several animal shelters.

GARDENS

The beautifully landscaped gardens have been extensively stocked with a wealth of plants, shrubs and flowers including over 130 species of roses and boast a 70ft long rose tunnel which leads to the front entrance, a scented flower garden, vegetable garden with picket fence and an attractive lake stocked with both Koi and Mirror Karp. A series of meandering walk ways lead through covered archways between separate garden areas. The lake is also full of beautiful water lilies in the spring and summer creating a relaxing setting. A lovely selection of fruit trees including ancient cooking apple, mature eating apple, plum, pear and damson can be found around the property with rambling roses woven into many of the tree canopies.

THE AREA

The property is located in a peaceful rural location with no immediate neighbours, yet is less than a mile from the well serviced and highly regarded village of Burgh le Marsh

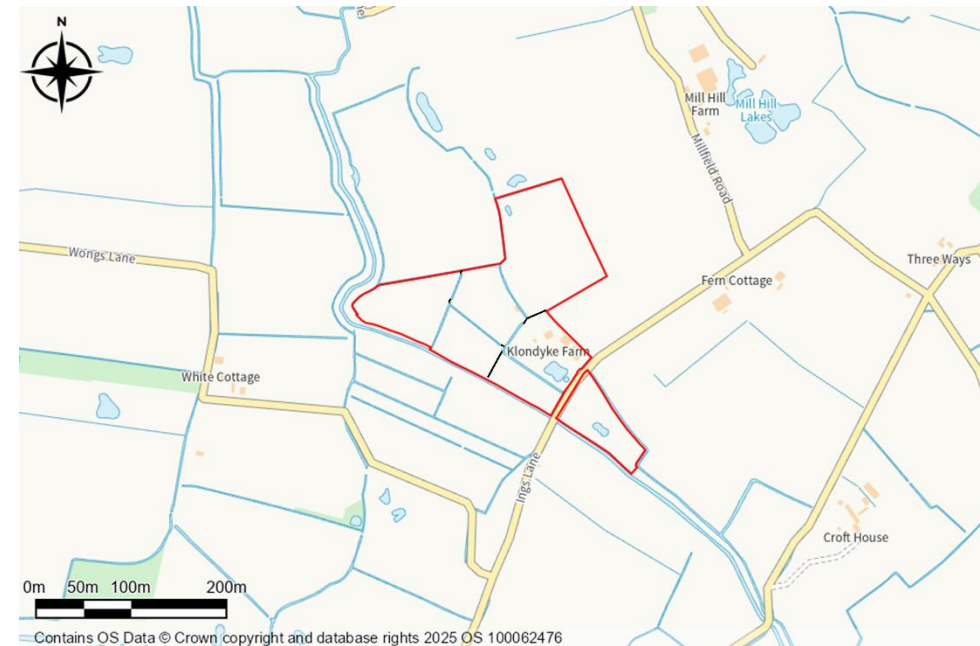
Services- Mains water and electricity. Oil central heating. Private Drainage.

East Lindsey District Council – Tax band: F
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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Brochure prepared 18.07.2025

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