



Cooks Farm
Moorby, Boston, Lincolnshire, PE22 7PN





Cooks Farm

Moorby

'Cooks Farm' is a rare opportunity to purchase a 22 acre pasture farm in this truly rural 'get away from it all' location. Approached through a tree lined drive with two ponds and a beck running through. With very few near neighbours and would be ideal for equestrian use, leisure and tourism or lifestyle change, subject to permission.

Boasting a three-bedroom traditional farmhouse with both assorted traditional and commercial buildings.

Situated on the southern fringes of the 'Lincolnshire Wolds' area of outstanding natural beauty. Convenient for the Georgian market town of Horncastle with its amenities and selection of primary and secondary education including grammar schools.

ACCOMMODATION

Approached via a tree-lined driveway with access to the property through a brick arch. Single glazed wooden entrance door opening into the:

Utility room – (18' x 13'6"/7'2") With twin aspect UPVC double glazed windows, a range of base units, oil fired central heating boiler, space and plumbing for washing machine and a stable style door into the **Lobby – (6'10" x 4'9")**.

Shower room – (7' x 5'4") Equipped with a shower cubicle with direct shower, WC., wash hand basin, extractor fan, tiled floor and single glazed window on to utility room.

Inner hall – (15'1" x 6'5") Having stairs to the first floor, radiator and UPVC double glazed window.

Dining kitchen – (14'3" x 13'2") Equipped with a range of farmhouse style base units, roll edged worksurface over with splashback tiling and inset stainless steel single drainer sink. LVT oak effect flooring, 'Nobel' oil-fired cast iron range oven with 2 hot plates, a warming plate and 4 ovens, sliding door into

Pantry – (6'9" x 3'9") With shelving to the walls, consumer unit and single glazed window to utility room.



Dining-family room – (19'1" x 15') With UPVC double glazed rear window, wooden double-glazed full length feature window, cast iron multi fuel Clearview stove which partially heats the water, radiator, and aluminium sliding door into the

Sun lounge/ Garden room– (12'7" x 11'9") Having wooden double-glazed panels on a brick base with solid roof, radiator and pair of wooden double-glazed doors leading out to the garden.

Lounge – (19'1" x 13'3" (max.)) With UPVC double glazed door and side screen, radiator, TV point, cast iron multi fuel Clearview stove set in a brick fireplace.

First floor landing – (18'7" x 6'4") With uPVC double glazed window.

Bedroom 1 – (19'1" x 13'2" (max.)) With UPVC double glazed window, radiator and built in wardrobes.

Bedroom 2 – (14'8" x 12'8" (max.)) With UPVC double glazed window, radiator and built in wardrobes.

Bedroom 3 – (14'8" x 8') uPVC double glazed window and radiator.

Bathroom – (12'6" x 7') Equipped with shower-bath with direct shower over, WC., shaped wash hand basin with cupboard below, tiling to 3 walls, airing cupboard housing the hot water cylinder, additional cupboard and shelving space, radiator and UPVC double glazed window.

Attached to the house is a

Store – (11'9" x 6') With wooden front door and UPVC double glazed window. A canopy to the front of the Store leads to the **Double Garage – (20'9" x 18'2")** Having 2 up and over front doors, light, power and water.

The Garden

Having lawned gardens with pond which slope gently down to the beck. With walnut and other fruit trees, garden shed and greenhouse

Outbuildings:

The property is approached over a tree lined drive, over the beck leading to the large stoned parking area to the front of the property and the adjoining buildings.

Agricultural Building – 80' x 46'

Of steel portal frame construction with Yorkshire board and asbestos walls and 15'z gates at each end.

Former Rural Studies Centre

Of brick construction under a pantile roof, converted in 1997 under planning permission S/123/0904/96 which was amended in 2020/2021 to alter the use to a shop. Having plastered internal walls, water, electric,





oil-fired boiler to radiators. With 16 roof mounted solar panels with inverter and, the front study area is presently split into 2 rooms with a rear kitchen, shower room and disabled WC.

Barn – (46' x 26') Of brick walls with steel portal frame under an asbestos roof, light, power, two oil tanks, concreted floor, a pair of steel sliding doors to one end and steps up to a further **barn – (28'4" x 16')** Of brick under a pantile roof with electric roller shutter door to one end and wooden doors at the other end into a store with loft over.

Further Barn of brick construction under a pantile roof, presently converted into five rooms, each being plastered with electric, wood burning stove, connected to water and drainage.

A concreted roadway leads round past the above buildings around to the rear yard with

Farm vehicle store – (31' x 14') being open fronted with brick walls under an asbestos roof.

Open fronted Implement store – (25' x 10'4") of timber and corrugated steel construction.

Open fronted implement store – (25'7" x 10'8") of timber and corrugated steel construction. A gate between these implement stores leads to the rear paddock.

Land

The land amounting to just over 22 acres is predominantly laid to permanent grass and is outlined in red on the attached plan with mature borders to all sides and containing natural pond, a wealth and variety of trees including fruit trees, with a very pleasant beck which runs attractively through the grounds. The land is presently sectioned into various enclosures each with gated accesses and water supply.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: TBC

Mains water/electricity – Calor Gas heating

Quickline have recently installed fibre broadband within the public highway, but is not connected to the property.

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, as with Mineral and Sporting Rights, Boundaries, Flood Risk, Wayleaves and Easements

Notes

There is a family grave within the furthest orchard and not within proximity to the house, which is not included in the sale of the property, for which a right of access will be retained by the vendor.

Reserved 10 ft wide access to the owner of the arable land to the north. There are not any public rights of way across the land. There aren't any Grants or Subsidies affecting the land. Farmland is registered with the RPA.

VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222; Email: horncastle@robert-bell.org;

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TOTAL AREA: APPROX. 242.8 SQ. METRES (2613.0 SQ. FEET)



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