



Holme Farm
Martin Moor, Metherringham, Lincoln, Lincolnshire LN4 3BQ

£495,000

BELL



Holme Farm

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Lincoln – 12 miles
 Grantham – 27 miles
 Boston – 20 miles
 Metheringham – 3 miles

(Distances are approximate)

Situated to a rural setting and standing in grounds of around one acre this substantial four bedroom detached former farmhouse provides a wide range of versatile living accommodation including four reception rooms. Outside there is an excellent range of outbuildings comprising Family Recreation Room 28' x 18' Garage Workshop 31' x 25' and general store 28' x 13' all these outbuildings work exceptionally well as they are but could also offer possibilities for further accommodation including annex for teenager/grandparent or working from home office subject to relevant consents. There is ample parking for many vehicles, attractive formal gardens and grassed paddock. The shopping and social facilities can be found within the nearby inland resort of Woodhall Spa and the historic City of Lincoln a short drive away. A viewing is highly recommended to fully appreciate the size of accommodation and outbuildings on offer.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Lobby

With built-in cloaks cupboard, feature old house water pump (not in use), doors to kitchen and doorway to:

Utility Room 9' 0" x 6' 9" (2.74m x 2.06m)

With views to the courtyard patio garden and having fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There are wall mounted cupboards above, space for fridge freezer, broom cupboard set to one corner, strip lighting and power points.

Inner Hall

With fitted shelving and having door to cloakroom and door to:

Office 9' 2" x 3' 10" (2.79m x 1.17m)

Overlooking the rear garden and having two telephone points, power points and full fibre connection into the property.





Cloakroom

With a low-level WC and wash hand basin.

Kitchen 13' 2" x 13' 1" (4.01m x 3.98m)

Overlooking the courtyard patio and being a thoughtfully designed kitchen with a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring electric hob, electric oven and grill, wall mounted cupboards above including filter hood over the hob, inset to the chimney breast there is a traditional Esse oil fired stove which provides an oven and two hot plates inset to tiled surround. There is a central island unit providing further worksurface over storage cupboards. There is coved ceiling, strip lighting, power points door to lounge and open archway to:

Breakfast Room 11' 7" x 8' 1" (3.53m x 2.46m)

With views towards the garden through the conservatory and having a range of full height fitted cupboards to one wall and pantry cupboard. There is fitted worksurface, base units, radiator, power points and sliding patio door to:

Conservatory 10' 8" x 9' 2" (3.25m x 2.79m)

With pleasing views over the rear garden and French doors to the side patio. There is an electric heater, wall light and power points.

Sitting Room 17' 0" x 15' 10" (5.18m x 4.82m)

A dual aspect room having feature electric fire set marble effect surround, understairs storage, wall lights, radiator, coved ceiling power points and double width doorway to:

Dining Room 17' 0" x 12' 1" (5.18m x 3.68m)

With front aspect and having coved ceiling, delph shelving, radiator, power points and door to:

Stairs Lobby

With staircase to the first floor, wood panelling to one wall, radiator, door returning to kitchen and door to:

Boiler Room/Cloakroom

Containing oil central heating boiler, shelving and small wall mounted storage cupboard.

First Floor

Front Landing

With views from the front of the property and having radiator, coved ceiling, pine wood panelling to one wall, power point and door to:

Bedroom 1 12' 0" x 11' 11" (3.65m x 3.63m)

With front aspect and having an extensive range of fitted wardrobe space across one wall, coved ceiling, radiator and power points.

Bedroom 2 11' 11" x 10' 2" (3.63m x 3.10m)

With front aspect and having full height built-in wardrobe having sliding doors, coved ceiling, radiator and power points.





Bedroom 3 16' 4" x 8' 7" (4.97m x 2.61m)

Overlooking the rear garden and having built-in wardrobes to one corner with pine panelled doors, coving, radiator and power points.

Rear Landing

Having pine panelling to one wall, radiator, power point and door to:

Bedroom 4

With a southerly aspect and having built-in wardrobes/cupboard space to one corner, radiator and power points.

Substantial Shower Room 12' 3" x 11' 1" (3.73m x 3.38m)

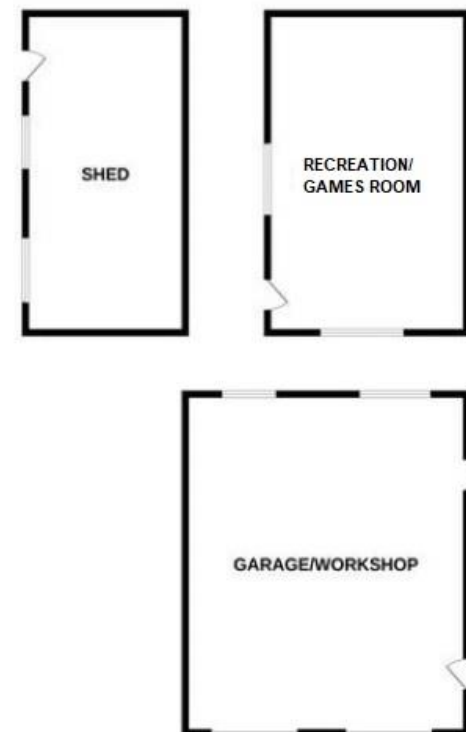
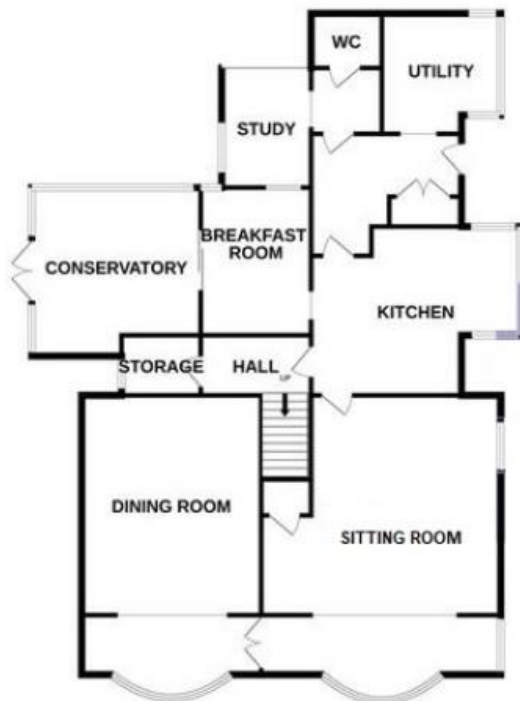
With a white suite comprising large shower cubicle, wash hand basin over vanity cupboard and a low-level WC. There is a full height double airing cupboard, wood effect flooring and radiator.

Outside

The property is approached from the road across a wide driveway which also provides shared access to the adjoining property to the south. There is a good size area of gravelled driveway providing more than ample parking for both family and visitors with a convenient lean-to carport adjoining the western elevation of the recreation room. The driveway sweeps around to the formal yard to the east. To the southern of the house there is an attractively presented large paved courtyard patio garden with accompanying raised flower beds containing a profusion of flowering plants and shrubs. Adjoining the eastern elevation of the house is a useful outside garden w.c. There is further low maintenance gravelled garden to the western roadside elevation of the house with a range of attractive shrubs to borders, a pedestrian gateway leads to the roadside with its low stone frontage. The garden has been pleasantly landscaped with a good-sized patio area onto which the conservatory opens to. There is a large area of formal lawn with fruit trees inset, rose beds and flower beds with paved edging. There is mature hedging to roadside boundary and hedging with shelter from mature trees. To the east is a large kitchen garden with two greenhouses, one housing a living seedless grape vine and garden shed. To the east of the house and driveway is the substantial **Recreation Room 28'5" x 18'** being dual aspect having two electric night storage heaters, power points and access to roof space offering potential for conversion subject to necessary consents. The driveway leads around to a formal yard providing ample parking/storage space and access to **Workshop/Store 28'3" x 13'8"** having double entrance doors, strip lighting, power points, and to the **Garage/Workshop 31'1" x 25'2"** having double electric roller doors, side service door, strip lighting and power points. The driveway continues from the yard down the northern elevation of this garage through to the paddock with post and rail fencing to the southern and eastern boundaries and open post and wire fencing to the northern boundary, with a range of mature deciduous trees. There are a number of useful storage sheds, an outside water tap and exterior light fittings.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Woodhall Spa Office.
19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

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

Brochure prepared 22.05.2024

Further Information

Full fibre connection to the property.

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = D EPC RATING = F

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