



# CHOICE PROPERTIES

*Estate Agents*

North Farm ,  
Farlesthorpe, LN13 9PH

Price £515,000



Welcome to this charming and most spacious farmhouse located in the picturesque hamlet of Farlesthorpe and ideally placed for Alford and the coast. This impressive detached home boasts not only 4 spacious bedrooms but also 2 reception rooms, offering ample space for comfortable living together with a variety of outbuildings.

This lovely property features a spacious kitchen, perfect for those who enjoy cooking and entertaining.

Situated in a rural location surrounded by open countryside, this property offers a tranquil escape from the hustle and bustle of life. The house sits on one and a half acres of land, with an additional 3.5 acres available separately, providing plenty of space for outdoor activities or keeping animals.

If you've been dreaming of idyllic country living, this farmhouse is the ideal place for you. Don't miss out on the opportunity to own a piece of countryside paradise in Farlesthorpe.

This impressive property benefits from oil fired central heating and uPVC double glazing. Internally, the property comprises:

### **Entrance Porch**

6'7" x 12'10"

uPVC front entrance door. Radiator.

### **Kitchen/Diner**

10'9" x 22'10"

Fitted with a range of wall and base units with granite work surfaces over as well as granite splash back. 'Rangemaster' double oven with extractor hood over. Integrated dishwasher. Space for large freestanding American style fridge/freezer. Sink unit and drainer with taps over. Space for freestanding dining table and chairs. LED spot lighting. Tiled flooring and part tiled walls.

### **Pantry**

With fitted shelves and ample storage space.

### **Utility**

10'8" x 6'5"

Fitted with base units with work surfaces over. Radiator. Plumbing and space for washing machine. Space for tumble dryer.

### **Reception Room**

13'11" x 10'11"

Light and airy reception room with fitted storage space. TV aerial point. Radiator. LED spot lighting.

### **Living Room**

13'11" x 14'6"

Spacious, light and airy living room benefitting from double aspect windows. TV aerial point. Telephone point. Log burner set in feature surround. Two wall lights. Radiator.

### **Landing**

Radiator. Doors to:

### **Bedroom 1**

13'11" x 14'2"

Spacious double bedroom with ample space for freestanding wardrobes. Built in storage cupboard. Radiator. LED spot lighting. TV aerial point. Window to the rear aspect over looking the surrounding fields.

### **Bedroom 2**

13'11" x 10'10"

Spacious double bedroom with built in storage cupboard and shelves. TV aerial point. LED spot lighting. Radiator.

### **Bedroom 3**

10'8" x 10'2"

Radiator.

### **Bedroom 4**

7'0" x 9'1"

With sliding door. Two wall lights.

### **Bathroom**

5'4" x 11'4"

Fitted with a three piece bathroom suite consisting of a panelled bath with taps and electric shower over, dual flush wc and pedestal wash hand basin. Wall mounted electric towel rail. Part tiled walls. Access to the loft/storage space.

## **Loft Space**

Ample storage space.

## **Driveway**

Large concrete driveway with drainage, providing parking space for several vehicles.

## **Outside**

This impressive property sits in approx 1.5 acres of grounds which feature well kept gardens and lawns. The garden is enclosed by timber fencing to the boundaries and features a double glazed summer house with electricity and lighting. To the side of the property is a boiler house containing the 'Worcester' combination boiler and there are also two outside taps. The property also benefits from two storage sheds/outbuildings which both have electricity and one has a water supply.

A further 3.5 acres is available for £35,000

## **Outbuildings**

The property also benefits from good sized Outbuildings which could be used for a variety of purposes.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





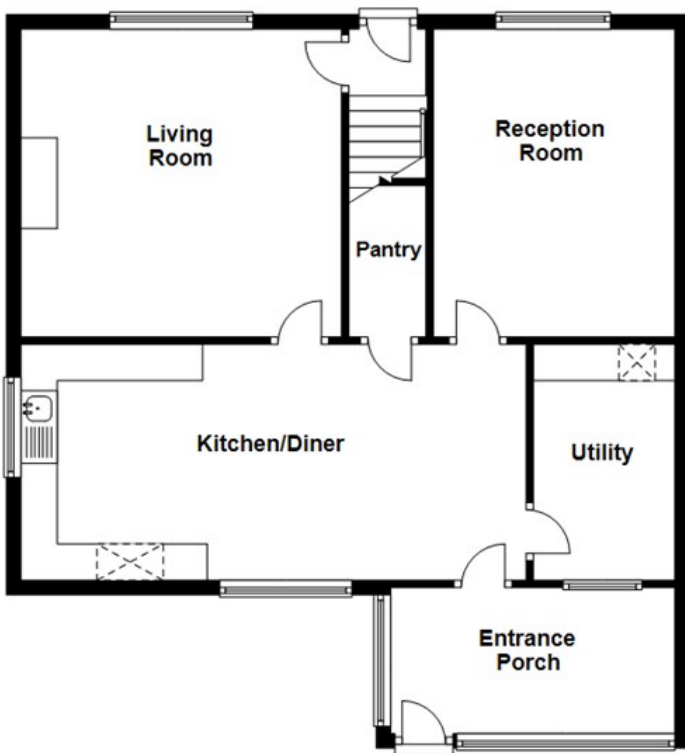




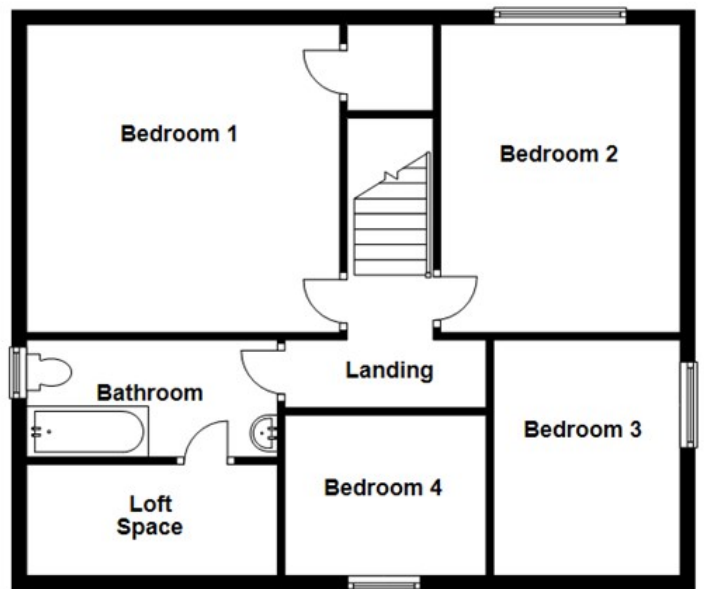




**Ground Floor**



**First Floor**





# Directions

From our Alford office, on South Market Place, turn right and head onto South Street. Continue on South Street, passing Callaby Stores before turning left onto Farlesthorpe Road. Continue on Farlesthorpe Road, passing the turning for Back Lane, and take your second right-hand turning. Continue along this road, keeping right, which will lead to the property.

