



CHOICE PROPERTIES

Estate Agents

North Farm ,
Farlesthorne, LN13 9PH

Reduced To £465,000



Welcome to this charming and most spacious farmhouse located in the picturesque hamlet of Farlesthorne 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 Farlesthorne.

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

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.

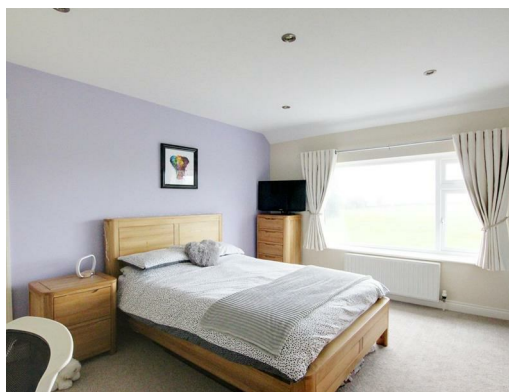
Making an Offer

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.

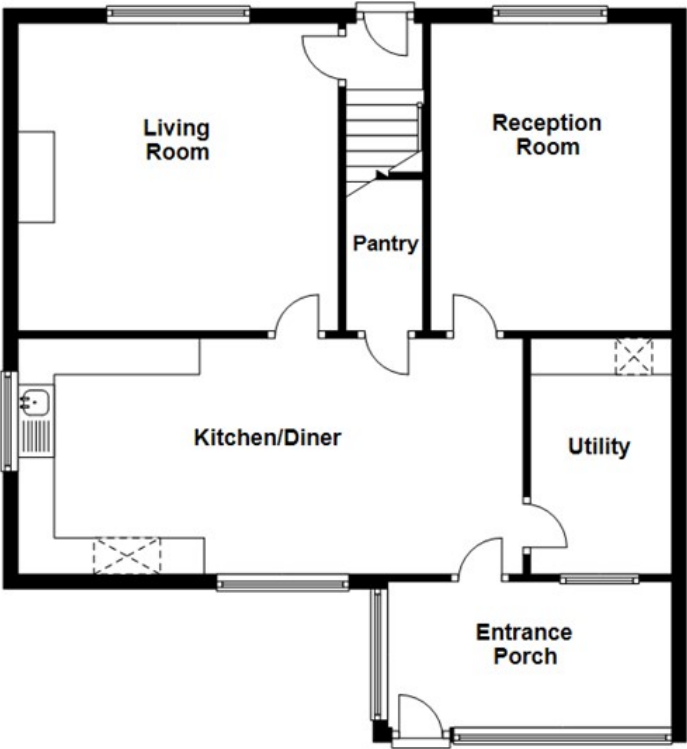
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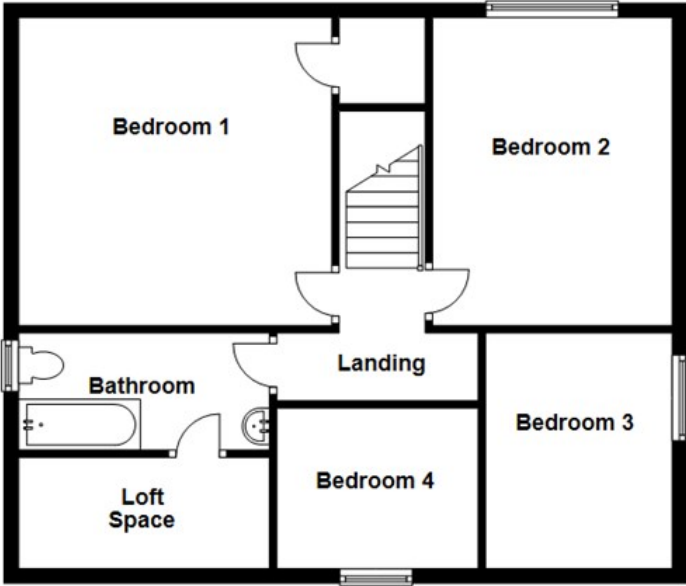




Ground Floor



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 Farlesthorne Road. Continue on Farelsthorpe 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	43		(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

