



CHOICE PROPERTIES

Estate Agents

North Farm , Farlesthorne, LN13 9PH

Reduced To £450,000



North Farm, Farlesthorne - 4 Bedroom Detached Farmhouse with 5 Acres

Guide Price: £450,000

A rare opportunity to acquire a charming and spacious four-bedroom detached farmhouse set in approximately 5 acres of beautiful Lincolnshire countryside. North Farm is nestled in the peaceful rural hamlet of Farlesthorne, offering the perfect blend of country living and easy access to local amenities.

The property offers generously proportioned accommodation throughout, including two spacious reception rooms, a well-appointed kitchen/dining room, separate utility room, and four large bedrooms - ideal for family life or those seeking additional space to work from home.

With extensive grounds and a quiet rural setting, the property is perfect for equestrian use, hobby farming, or simply enjoying the peace and space of the countryside.

Conveniently located just a short drive from the bustling market town of Alford and within easy reach of Lincolnshire's unspoilt coastline and sandy beaches, North Farm offers the best of both rural and coastal living.

An exceptional and rarely available home in a sought after location - Viewing is highly recommended to fully appreciate all that North Farm has to offer.

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 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.

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.

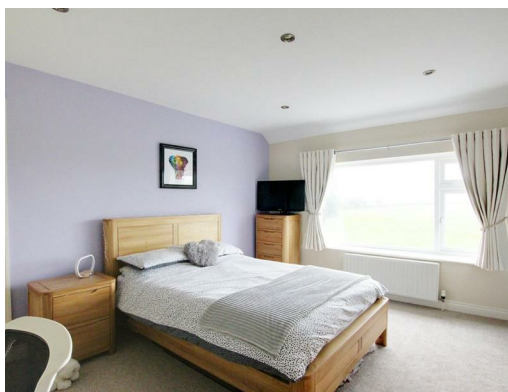
Making an Offer

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.

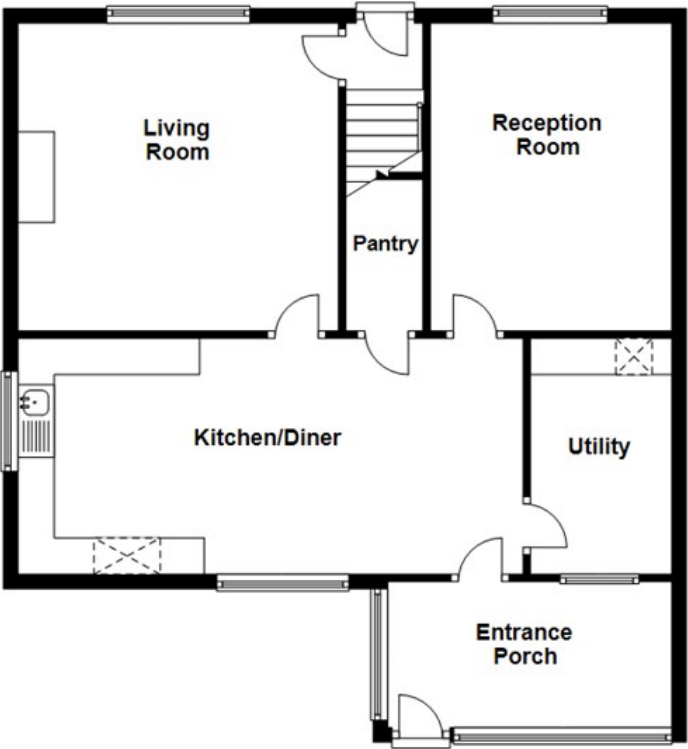
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



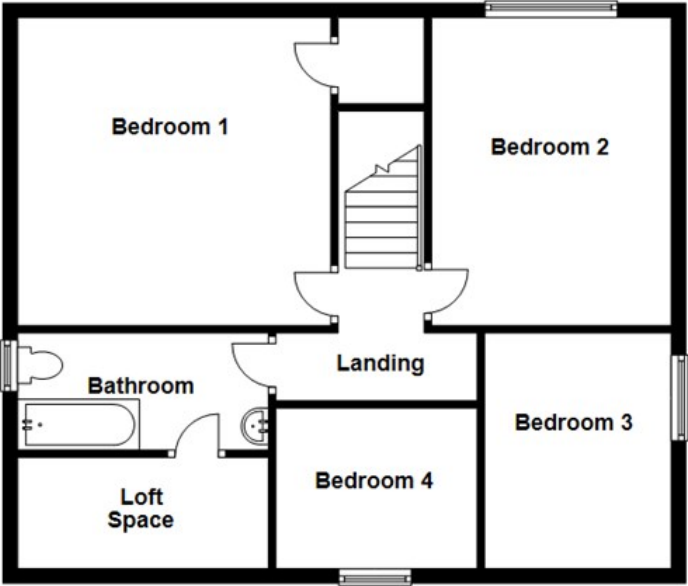




Ground Floor



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 Farlesthorne Road. Continue on Farelsthorne 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 | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

