



Diamond House

Ferry Road, Fiskerton, Lincoln. LN3 4HU





Diamond House, Fiskerton



A delightful, well-presented village and country residence home, believed to be mid Victorian, offering eye catching quality three-bedroom accommodation, standing in large very well-maintained grounds extending to in the region of 3.45 acres (sts).

For the past 28 years the property has been a successful Caravan and Motorhome 5 van Certified Location and more recently granted a further 5 pitches from the local authority, Ten pitches in all with a good earning potential, with further opportunity for expansion.

The property adjoins the northern bank of the famous River Witham and it's delph, from where there is mile upon mile of popular public footpaths, cycle routes and bridleways to explore. The eastern suburb of the historic cathedral City of Lincoln, with all its tourist attractions, is just approximately four miles away.

ACCOMMODATION

Large Entrance Lobby having UPVC double glazed panelled entrance door, with a pleasant view out over the block paved patio terrace and grounds to the south. Glazed panel door through to:

Hallway having attractive period pine staircase up to first floor, large under stairs storage cupboard, with stripped pine braced cottage style door, Travertine tiled floor and radiator. Original stripped pine braced cottage style doors throughout the ground floor accommodation to include: dining room and

Sitting Room having a very pleasant southerly outlook over the grounds, stretching down to the north bank of the river Witham; chimney breast with fireplace and a multifuel stove inset with brick back and slate tiled hearth, wood style laminate flooring and three attractive contemporary design style vertical radiators.

Dining Room an attractive family reception space, enjoying a southerly aspect with the French doors providing access out onto the blocked paved patio terrace; chimney breast with fireplace hearth (closed), built in period





shelf space and cupboard to one side, Travertine floor tiling and radiator. Door through to:

Breakfast Dining Kitchen appointed to excellent standard with bespoke Murdock and Troon base, drawer and wall units and beech fitted light oak work surface areas: double ceramic sink unit inset with cupboard space below, incised drainer to one side, integrated kitchen appliance beneath. The work surface extends across the wall and out in part to form a short peninsula divide with breakfast bar on one side, a comprehensive range of drawer and cupboard space, newly fitted brushed steel featured Baumatic oven beneath, hob inset and above a canopy with cupboard space on one side. There is an exposed ceiling beam, tumble edge Travertine floor tiling, small wall mounted china cabinet to one corner, radiator and ceiling spotlight fittings. uPVC obscure double glazed side entrance door to grounds and door through to:

Large Wet Room/Utility appointed to an excellent standard having good size shower area with gullied tiled floor, accompanying Triton shower fitting and extensive wall tiling, attractive wash hand basin unit with toiletry cabinet below and low-level WC. Wall cupboard units, space and plumbing for laundry white goods, wall mounted Ideal Esprit Eco2 gas fired central heating boiler, wall mounted toiletry cabinet and radiator.

First Floor -Half Landing with radiator and access to roof space. Stripped pine braced cottage style doors through to bedroom and to:

Dressing Room with sloping ceiling in part, space for dressing room furniture, tile style laminate flooring and radiator. Open doorway through to: **Bathroom** appointed in contemporary design style having corner shower cubicle with Triton shower fitting and full height wall tiling, wash hand basin with toiletry cabinet below and low-level WC with concealed cistern. Panel bath to one wall, wall tiling as appropriate, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with easterly outlook into the grounds and along Lincoln Road; sloping ceiling in part, wood style laminate flooring and radiator.

Front Landing having a southerly outlook down over the grounds beyond to the bank of the river Witham; access to roof space and radiator. Stripped pine braced cottage style doors through to:

Bedroom enjoying a southerly outlook across the grounds and beyond to the northern bank of the river Witham; wood style laminate flooring, contemporary design style electric heater to chimney breast and radiator.

Bedroom having an appealing outlook of the grounds to the south and countryside beyond; chimney breast with fireplace having attractive period wrought iron moulded hob grate, tile effect laminate flooring and radiator.





GROUNDS, OUTBUILDINGS & FACILITIES

The property stands on the south eastern country fringe of the village, having a gravel shared entrance with the neighbouring property, with an area of driveway then sweeping into the grounds and parking area for the house and access into the caravan touring grounds.

There is a very pleasant sheltered garden, with formal lawn and a large block paved patio terrace area adjoining the southern elevation of the house, from where there is an open southerly outlook down the full length of the grounds towards the northern bank of the River Witham.

There is a store shed to the east of the house and close by the shower block and toilet facilities, which are of an excellent standard and provide invalidity access to a large wet room style shower room and toilet facilities.

THE TOURING CARAVAN SITE is well presented and maintained with to one side a large well serviced timber leisure cabin with kitchen facilities with accompany large timber seating deck from which to take in the view of the grounds. It is sheltered by mature hedging and enjoys the benefit of having a very pleasant southerly aspect. The site has a 3phase electric supply and 12 x 16amp metered hook up units. In 2021 a new private drainage system was installed and there is a separate cesspool unit for caravan chemical toilets emptying:

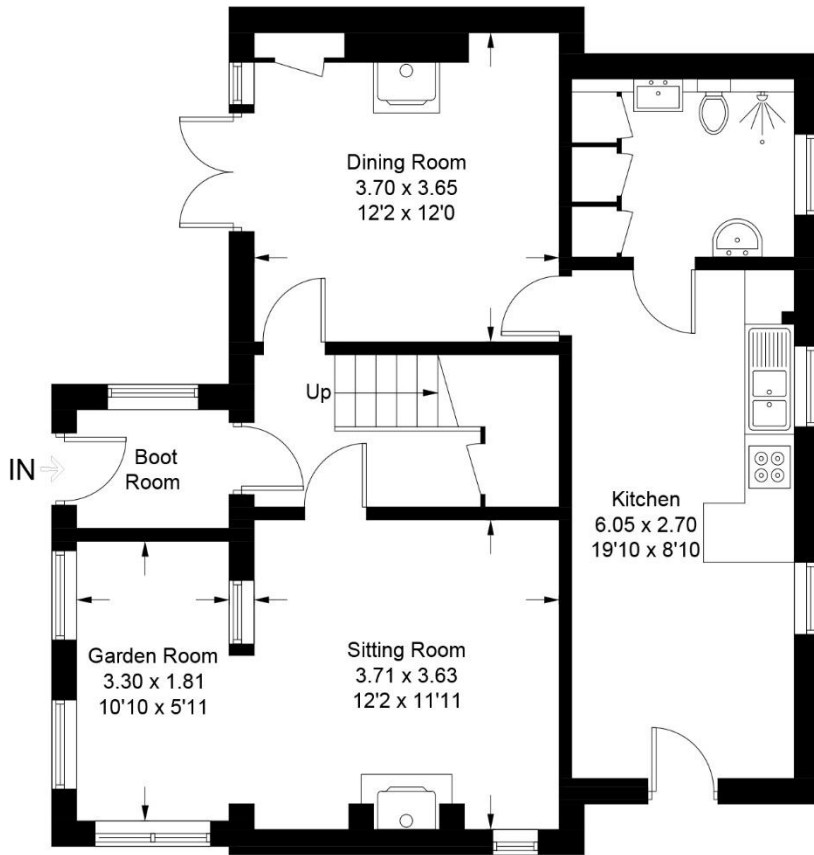
TWO HORSE PADDOCKS are set to the south of the touring caravan grounds, ideal for equestrian leisure pursuits, which run down to the delph and the adjoining north bank of the River Witham at Five Mile Bridge, from where there is a gateway from which access could be opened up to the lane and river with its course fishing, bridleway, footpath and cycle route. An area of the upper paddock is at present being utilised as a family recreational area for touring visitors. Looking up stream from river at Five Mile Bridge there is a delightful view east towards the historic Lincoln Cathedral, sitting proudly upon the north Lincoln cliff escarpment above the Witham Gap.

Important Note: We have been advised by our vendor, the area of land closest to the Delph has been subject to flooding in recent months, due to the exceptionally heavy rainfall we have experienced. During his 30 years of ownership, this has only happened once before, in 1993, and at that time, only lasted few days.

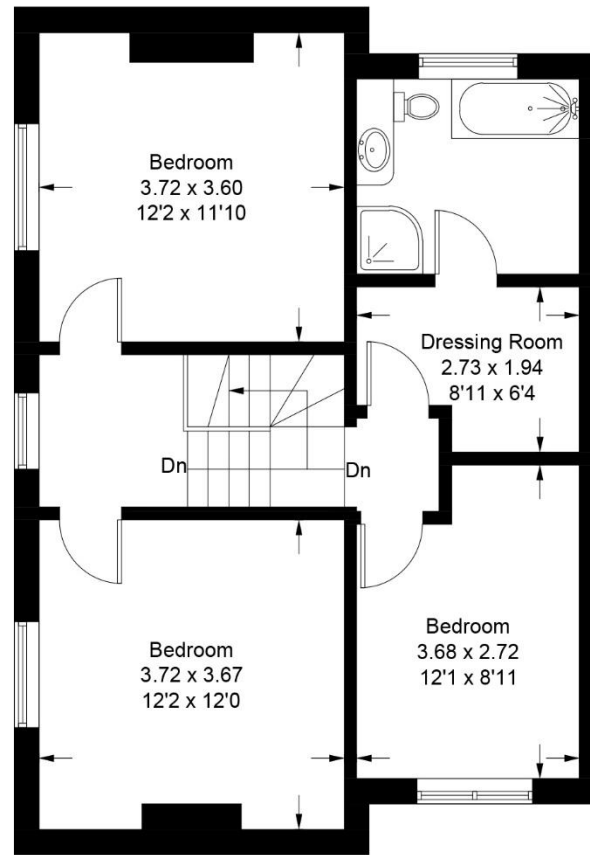
Our vendor is retaining the property to the side of Diamond House.

Diamond House

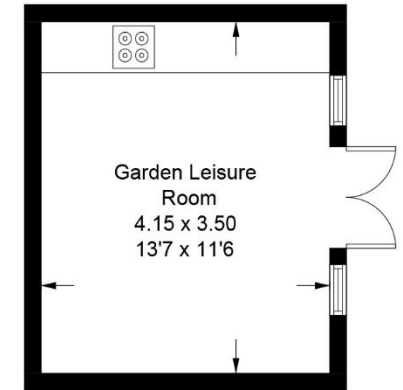
Approximate Gross Internal Area
Ground Floor = 69.2 sq m / 745 sq ft
First Floor = 58.3 sq m / 627 sq ft
Out Buildings = 26.9 sq m / 289 sq ft
Total = 154.4 sq m / 1661 sq ft



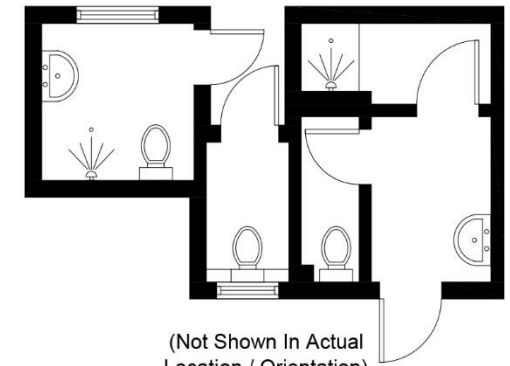
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



THE AREA

Fiskerton is a surprisingly large village with its own well respected primary school and a public house. For a touring caravan business, the village is very conveniently located just 4 miles from the eastern suburbs of the historic City of Lincoln, which offers an excellent range of shopping and social facilities and a host of excellent tourist attractions. The 'Lincoln Eastern Bypass' now provides quick and easy access to routes to the north, east and south of the city. As a consequence, there are now good road connections out to the rolling countryside of the Lincolnshire Wolds in the heart of the county, the East Coast beaches, a number of RAF bases in this area of the county, Sleaford, Grantham and the A46 running out southwest to the A1 and Newark with its London Kings Cross high speed rail link.

West Lindsey District Council -tax band: C

ENERGY PERFORMANCE RATING: D

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.

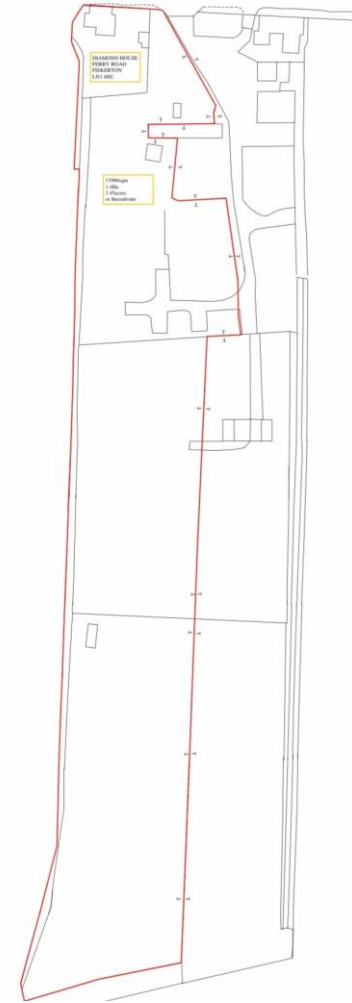
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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