



Blackmoor Farmhouse

Blackmoor Road, Aourn, Lincoln. LN5 9SX





Blackmoor Farmhouse, Blackmoor Road, Aubourn



This is an outstanding and substantial detached family residence of some distinction (GIFA 2064 sq.ft), appointed and presented in a contemporary design style that certainly catches the eye, with a delightful panoramic view across open countryside up to the south Lincoln cliff escarpment on the horizon. The house is very discreetly located in large grounds of 0.4 of an acre (sts) and for those interested in EQUESTRIAN LEISURE PURSUITS a further 3.5 acres (sts) of neighbouring paddock land has been confirmed as being available for rent.

The accommodation comprises: Ground Floor substantial Entrance Lobby, Hallway, Dining Room, a very substantial Living Room, Dining Kitchen with contemporary design style fitted units, very large Laundry/Boot Room (scope for creation of cloak/shower Room facilities), an excellent Garden Room with feature vaulted ceiling level; First Floor Main Landing, Central Landing with study area, four well proportioned Bedrooms and separate contemporary design style appointed Shower Room and Bathroom.



ACCOMMODATION

Large Feature Entrance Lobby having uPVC panel front entrance door with accompanying floor to ceiling double glazing set on either side, high vaulted ceiling level, tiled floor and ceiling spotlight fitting. Appealing, contemporary design style door within integral vertical glazed panel through to:

Hallway having return staircase up to first floor, wood style flooring, radiator. Oak glazed panel doors through to dining room and to:



Kitchen having a wonderful easterly outlook over the rear grounds and beyond to the open countryside set below the south Lincoln Cliff escarpment on the horizon; an attractive range of contemporary design style fitted units, work surface with inset stainless steel sink unit, cupboard space below. Further fitted work surface area with cupboard space and deep pan drawers, accompanying brushed steel oven beneath, ceramic style induction hob to surface and above brushed steel cooker hood. To the opposite side of the sink unit the fitted work surface has drawers and integrated dishwasher beneath and extends across the adjoining wall on one side. There is an excellent range of general storage cupboard space, a large carousel pantry cupboard and integrated fridge freezer to one end. There are splash backs to the work surface areas, coving, wood style laminate flooring, vertical feature contemporary design style radiator and inset ceiling spotlight fittings. Open doorway through to:

Large Boot Room/Utility Room having quality contemporary appointment, fitted work surface area across one wall with drawers, integrated refrigerator and space for washing machine below. There is an adjoining large general/cloaks cupboard space set to one corner of the room, housing the large vertical hot water cylinder for the pressurised central heating system (as yet to be enclosed). Views across the main garden, laminate flooring, vertical, contemporary design style radiator and feature rear entrance store with small leaded light style glazed panel. Oak panel door through to:

Garden Room/Home Office with a delightful, southerly outlook from the French doors over the garden and a view across the front grounds and driveway to the west; high vaulted ceiling level, floor covering and contemporary design style radiator.



Dining Room of excellent proportions, and having a westerly view out over the front of the property and driveway access into the grounds with accompanying easterly outlook over the rear of the adjoining countryside running up to the escarpment on the horizon. Wood flooring and contemporary design style radiator. Wide open archway through to:

Substantial Sitting Room enjoying a westerly view over the front grounds and driveway, with easterly view from the sliding patio doors over the vegetable/fruit garden and beyond to appealing open Lincolnshire countryside. Wood burning stove inset to fireplace with attractive slate style full height surround creating a feature chimney



breast with tiled hearth, Wood flooring, and two contemporary design style radiators.

First Floor

Landing having a westerly outlook over the front grounds of the property with attractive sitting/study area to one side, built in linen cupboard, coving, access to roof space, and contemporary design style radiator. Feature oak panel doors through to adjoining accommodation.

Family Bathroom attractively presented with contemporary design style appointment comprising; corner spa style panel bath, wash hand basin with hardwood vanity top and toiletry cupboard space beneath and low level WC. Wall tiling to at least dado rail height and above, ladder style radiator/towel rail.

Bedroom (south east corner) enjoying a wonderful country outlook beyond the boundaries across adjoining countryside up to the south Lincoln cliff escarpment on the horizon; coving and contemporary design style radiator.

Bedroom (central east) having marvellous views over the grounds and beyond to the countryside on the horizon; wood style laminate flooring, coving, contemporary design style radiator, and inset ceiling spotlight fittings.

Bedroom (south and west) overlooking the front grounds and the driveways; with extensive built-in wardrobe space to one wall to include dressing mirror panel doors, coving, contemporary design style radiator.

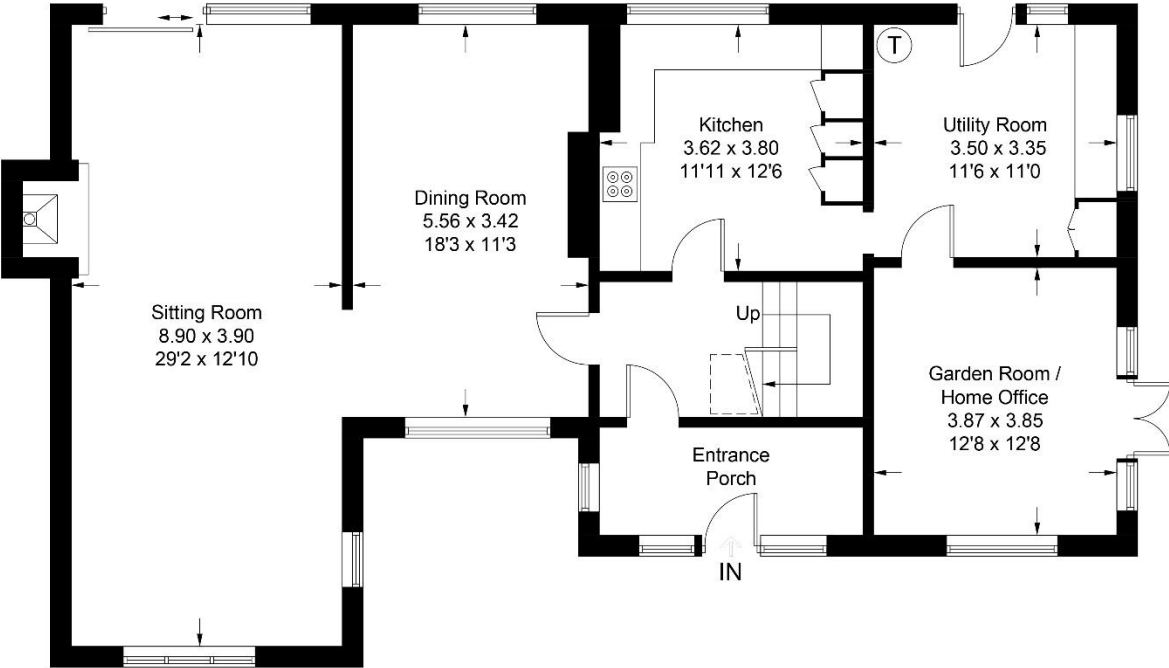
Bedroom (north east corner) having the most appealing views across the adjoining countryside, running up to the south Lincoln cliff escarpment; ceiling rose, coving and contemporary design style radiator.

Shower Room having quality contemporary appointment that catches the eye comprising of good size corner shower cubicle with Mira sport shower fitting and accompanying full height wall tiling, wash hand basin with integral toiletry drawers beneath and large illuminated vanity mirror over, low-level WC with concealed system. Wood style laminate flooring, coving, attractive, contemporary design style ladder back radiator, and extractor vent.

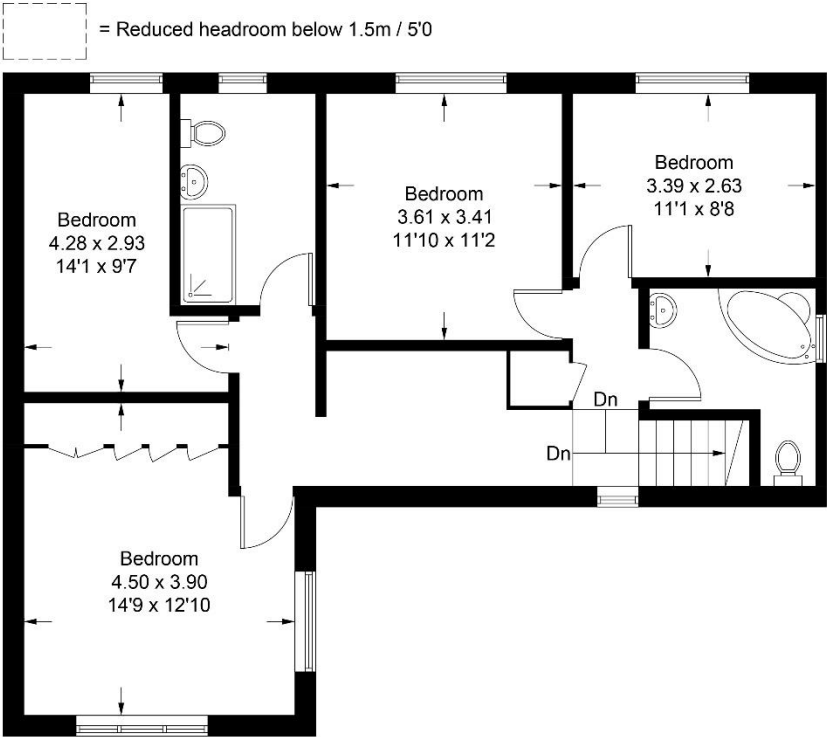


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Approximate Gross Internal Area
 Ground Floor = 112 sq m / 1205 sq ft
 First Floor = 77.3 sq m / 832 sq ft
 Total = 189.3 sq m / 2037 sq ft

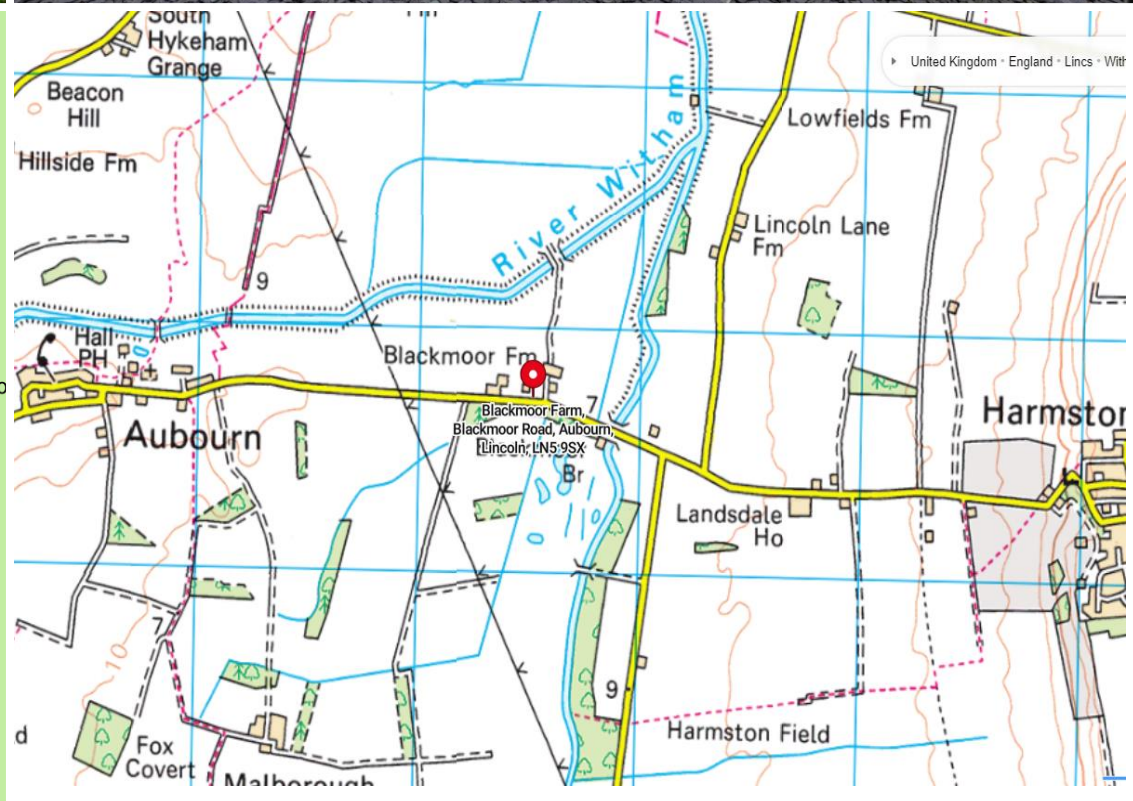
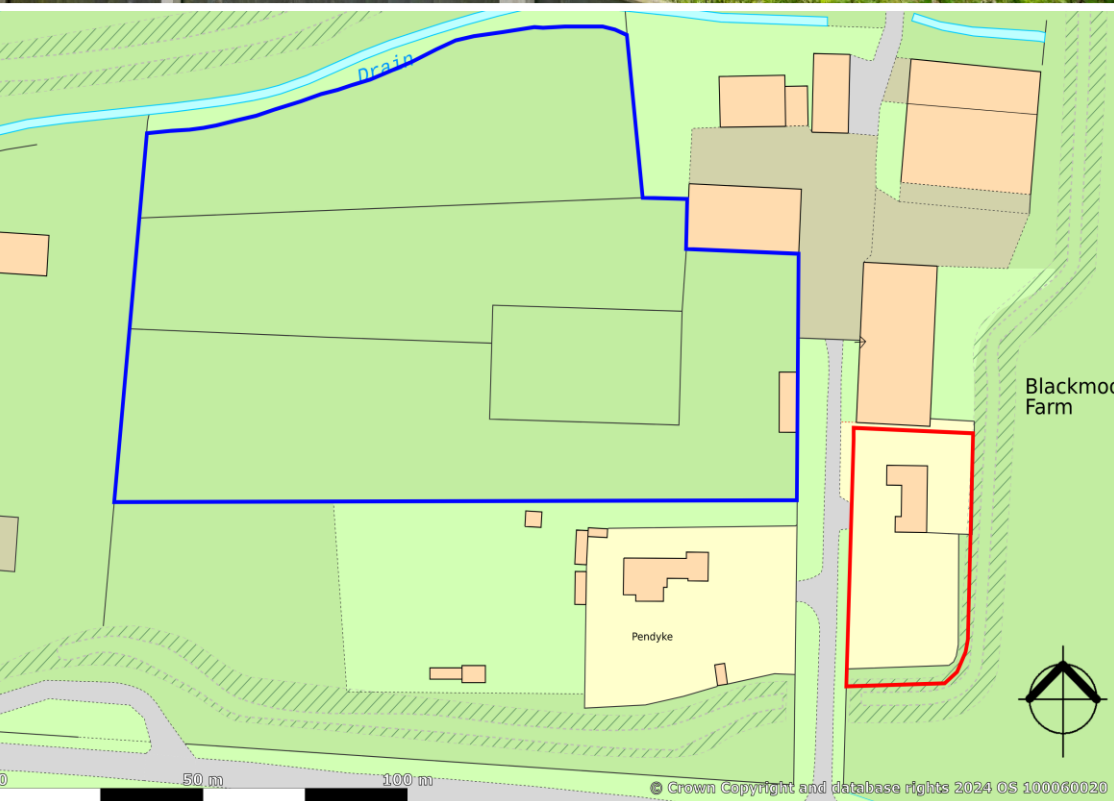


Ground Floor



First Floor

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.



OUTSIDE

The property is discreetly concealed from direct view of passers-by on Blackmoor Road and the entrance is marked to the shared driveway by a sign saying Blackmoor Farm and J Neville and Son. The driveway serves neighbouring home and also runs on through to the adjoining farmyard.

There is a good driveway frontage to the property from which runs a good size, concrete driveway area adjoining the front of the house and a further chipping driveway set down the northern boundary, providing more than ample parking for both family and visitors, as well as space for caravan, motorhome or associated equestrian vehicles. To the front of the house is an area of formal lawn.

Adjoining the northern elevation of the house is a large area of open ground which could be utilised for additional driveway/parking or for erection of carport/garaging (subject to necessary consents), this also provides access to the central heating pellet fuelled hopper. The southern driveway provides direct access into the main good sized family garden which enjoys a beneficial sheltered southerly aspect onto which the French doors of the family room/study open. There is hedging in part and a range of attractive mature trees and shrubs set around the boundaries including fruit trees.

To the rear eastern elevation of the house the garden benefits from having an outstanding easterly outlook over open countryside with the south Lincoln Cliff set on the horizon. The gardens here are divided into paved and gravel patio area and a separate well laid out fruit and vegetable garden. A further patio area is accessed from the sliding patio doors of the living room with accompanying gravel pathways around raised edge fruit and vegetable beds. There is a greenhouse and summerhouse set to one side. exterior lights, power points and a water tap.

THE AREA

The nearby small charming village of Aibourn boasts of its own popular public house. There are miles of country lanes, footpaths and bridleways in the area to explore. The property is conveniently located for access to nearby RAF bases in Waddington, Cranwell and Digby. The historic city of Lincoln with the comprehensive range of shopping and social facilities is approximately 8 miles away. It is a relatively short drive to the A46 dual carriageway, which runs out south west to the A1 and Newark with its high speed rail link to London Kings Cross.

PADDOCK LAND

The area of paddock land available for rental, is outlined in blue on the attached site plan.

North Kesteven District Council – Tax band: D

ENERGY PERFORMANCE RATING: F

**Mains water, electricity. Private drainage to septic tank
Wood pellet feed central heating boiler.**

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.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

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Tel: 01522 538888
Email: lincoln@robert-bell.org

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