



Fen Farm

Hall Lane, Fiskerton, Lincoln. LN3 4HT

**BELL**  
ROBERT BELL & COMPANY





## Fen Farm, Fiskerton

This is a very appealing, four-bedroom detached family residence (GIFA 2,216 ft<sup>2</sup> / 205.9 m<sup>2</sup>) located in what is a delightful secluded open country setting within substantial grounds extending in all to approximately 15.43 acres (sts). This equestrian/smallholding is located just 1.5 miles from the ever-popular east Lincoln village of Fiskerton. The property is well served as regards access to mile upon mile upon mile of public bridleways/ footpaths and quiet country lanes.

**Please see 'important notices' as regards flood risk and route of bridleway.**

Fiskerton is a surprisingly large village with its own well respected primary school, a Post office/ village store and a public house. The village lies just 3.5 miles from the eastern suburbs of the historic City of Lincoln, which offers an excellent range of shopping and social facilities, as well as access to the 'Lincoln Eastern Bypass', which provides quick and easy access to routes to the north, east and south of the city. As a consequence, there are good road connections out to surrounding RAF bases, Sleaford and Grantham, as well as to the A46 running out southwest to the A1 and Newark with its London Kings Cross high speed rail connection.



### ACCOMMODATION

**Large Entrance Lobby** having pine panelled country style main entrance door, northerly and westerly views across to adjoining open countryside; sloping ceiling in part, tiled floor and radiator. Cottage style doors through to dining kitchen and to:



**Laundry and Cloakroom** with space for appropriate laundry white goods, low level WC, Worcester oil fired central heating boiler and cold water tap

**A Good Sized Dining Kitchen** with a most pleasing northerly country outlook across adjoining countryside; country style Belfast sink inset to a wash stand with small beech work surfaces on either side, drawer and shelf space below; Everhot electric country stove set to one corner, further fitted beech work surface to one side with room beneath for kitchen appliance as necessary. Tiled floor, two radiators, wall light and inset ceiling spotlight fittings. Staircase up to first floor, large deep part shelved storage recess, archway through to breakfast dining room and cottage style door through to:

**Good sized Pantry** with fitted pine shelving, marble cold shelf, tiling to most walls to full height, tiled floor, inset ceiling spotlight fittings and extractor vent.

**Breakfast Dining Room** a delightful room full of character with chimney breast having an old cooking range inset on a quarry tiled hearth, exposed ceiling joists, cottage style door to one side of chimney breast providing access to a deep storage cupboard with tile floor and radiator. Cottage style door through to living room and feature top hung double pine sliding doors with access through to:

**Large Garden Room** with very a pleasant southerly outlook into the grounds from the French doors, roof windows, two radiators and an open archway through to:

**Living Room** of excellent proportions having a southerly view out over the grounds; fireplace with woodburning stove inset on a tiled hearth, radiator and wall light fittings.

#### First Floor

**Main Landing** with ledged and braced cottage style doors through to the inner landing and adjoining bedroom accommodation.

**Master Bedroom** with a southerly outlook into the grounds and radiator. Cottage style door through to:





**En-suite Bathroom** having panelled bath with mixer tap/shower attachment, pedestal wash hand basin and low-level WC. Open storage alcove over stairwell head area, radiator, wall tiling around suite area to dado rail height in part. Interior window with a view through the adjoining bedroom 3 to a glimpse of open countryside beyond.

**Bedroom 4** having a southerly aspect; built in airing cupboard to one corner containing the insulated hot water cylinder with immersion heater; and radiator.

**Inner Landing** with pine feature staircase up to second floor, exposed pine floorboards, cottage style doors through to shower room and to:

**Bedroom 3** with attractive sweeping views out over adjoining countryside to the north and west; exposed pine floorboards, interior window through to adjoining master bedroom en-suite and radiator.

**Shower Room** with a delightful country outlook to the north; corner shower cubicle with mermaid style splash back panels and shower fitting; attractive Victorian style heritage wash stand basin with ornate ironmongery and low-level WC. Exposed pine floorboards, period styled radiator/towel rail and extractor vent.

## **Second Floor**

**Bedroom 2** a wonderful feature bedroom with its sloping ceiling levels, roof and dormer window providing delightful views out over adjoining countryside; eye catching gable end triangular feature window casements, exposed pine floorboards and two radiators.

## **Direction from the Village**


From the eastern country fringe of the village on Ferry Road turn north into Hall Lane. Continue to follow the lane for some distance until you see the tarmac lane in front of you, then give way to a green lane; turn left at the bridleway sign and follow the concrete then gravel lane to its very end where you will arrive at Fen Farm in its very attractive country setting.

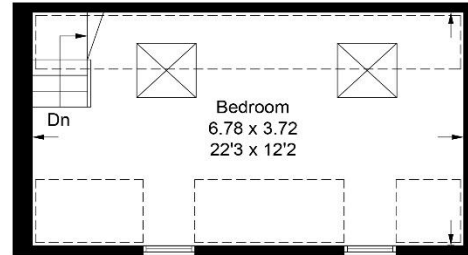


# Fen Farm

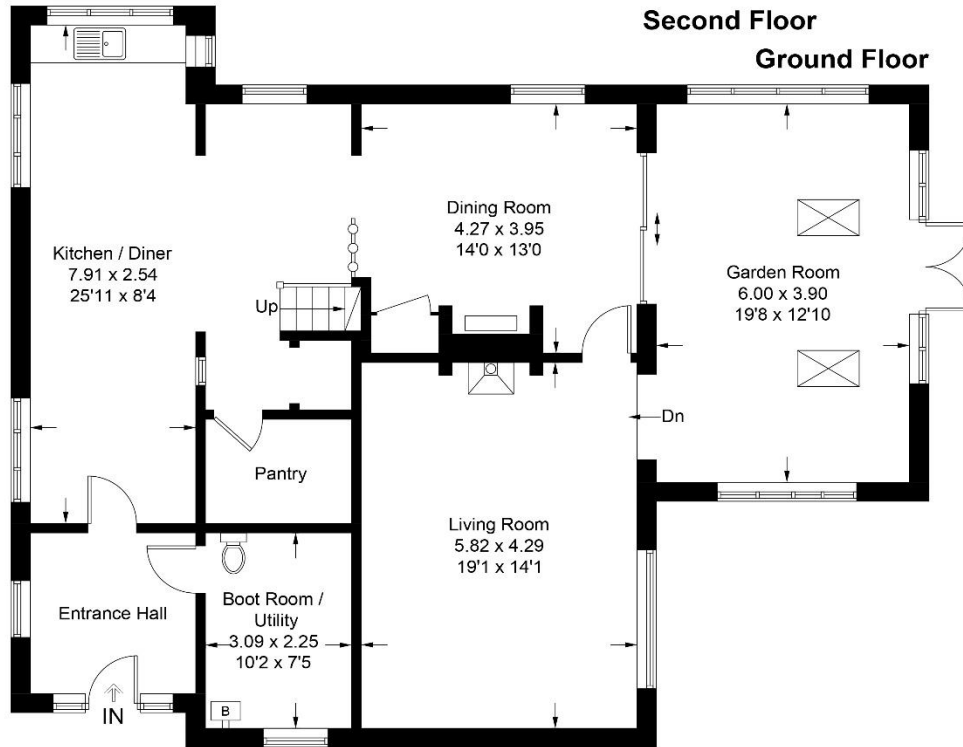
Approximate Gross Internal Area  
 Ground Floor = 119.8 sq m / 1289 sq ft  
 First Floor = 61.5 sq m / 662 sq ft  
 Second Floor = 24.6 sq m / 265 sq ft  
 Total = 205.9 sq m / 2216 sq ft



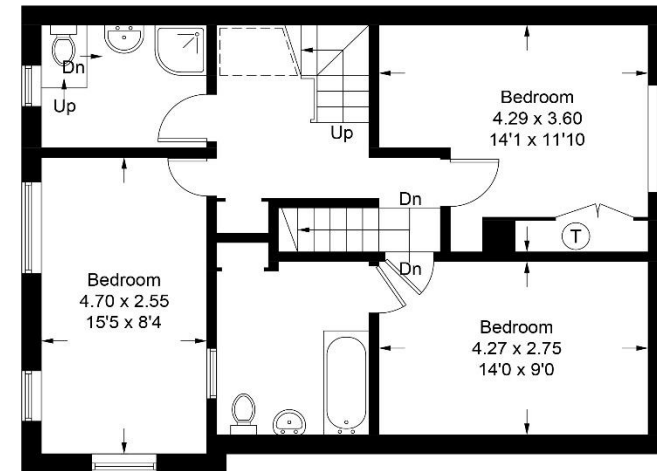
 = Reduced headroom below 1.5m / 5'0"



**Second Floor**

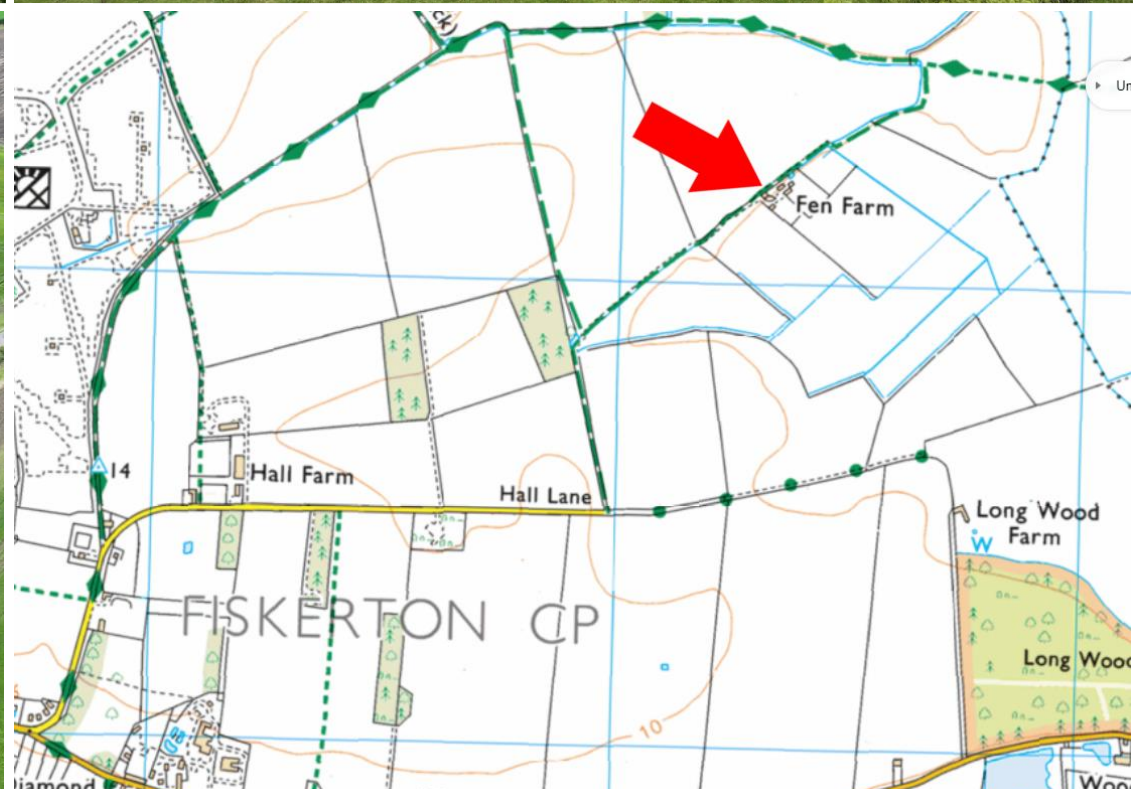


**Ground Floor**



**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 Grounds having is a five bar gated entrance to the property, leading to a concrete drive area which sweeps round from the western and southern elevations of the house to gated access through to the stable/livestock yard to the east. Driveway provides more than ample parking/ hardstanding for vehicles trailers and other smallholding equipment.

To the southern and eastern frontages of the house there is a rambling English cottage style garden, with a very appealing perfusion of shrubs and flowering plants. To one side there is formal area of lawn and fruit garden with strawberry and raspberry beds, fruit trees and a timber framed greenhouse.

To the south of the house and driveway there is an attractive small area of woodland, which shelters the house from the prevailing south westerly weather, with feature conifer and pine trees, as well as cherry, sycamore, willow, apple and beech trees. Within the woodland there are poultry runs and hutches. A trackway leads through the woodland to a gated access to the paddock land.

To the stable yard there are hay barns, goat pens, a variety of poultry buildings, as well as stable with two loose boxes. The main stable building has a veranda front with two good sized loose boxes and exterior light fittings. There are two turn out rings adjoining the main stable building area and a barn/feed store building. There are also four field shelters and mains water feeds to certain paddock areas, post and rail/wired stock fencing as appropriate allowing for convenient paddock rotation.

## Important Notices

We would strongly advise and expect that all potential buyers for this property will make their own prudent and diligent inquiries as regards the important notices set out below, as well as to all other legal matters as regards any potential purchase of this property, to their own satisfaction.

1. Please be aware that the property was subject to flooding across a very significant area of its total grounds in 2023. We are informed by the sellers that part of the yard and the house were unaffected. For more information, please contact the Environment Agency tel: 0345 9881188 and go to <https://check-long-term-flood-risk.service.gov.uk>.
2. The seller declares that in 14 years of ownership, walkers/riders have crossed land as the bridleway route set along the outside of the property's northern boundary, as marked by Ordnance survey map extract, as presented online and in the sales brochure. We must point out that the online 'Definitive Map', as referenced by Lincolnshire County Council, suggests the bridleway enters the grounds from the west, runs around the dwelling and exits further along the property's northern boundary. Please go to <https://lincolnshire.gov.uk/coast-countryside/public-rights-way>. It is declared by the authority that the online map is NOT the Definitive Map (legal record). Please contact the agents for more information.

**West Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: tbc**

**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](mailto:lincoln@robert-bell.org);  
Website: <http://www.robert-bell.org> Brochure prepared 01.8.2024

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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