



Brown Cow Farm
Rand, Market Rasen, Lincolnshire. LN8 5NS

BELL



Brown Cow Farm

Rand, Market Rasen

An Outstanding Residential & Business Country Property -comprising:

5 Bedroom Detached Farmhouse GIFA 3100 sq.ft | 11,000 sq.ft Business Buildings to include Large Business Yard and Extensive Buildings Suitable For a Range of uses Subject To Any Necessary Consents | 2 Good Sized Holiday Cottages/ Three Phase Electricity Supply | Renewed Caravan Club Touring Site Licence| Paddock Land.

A Visibly Prominent Main Road location with total Grounds of 2 acres (sts)

The property stands in a very prominent location on the A158 Lincoln to Skegness Road, ideal for those who need a strong visually public presence for their business. There is a wide gated tarmac driveway entrance. The driveway provides access to a large gravelled yard adjoining the main business buildings, the private grounds of the house and holiday cottages.

MAIN FARMHOUSE

Front Entrance Porch with interior panelled door providing access through to:

Entrance Hall having a southerly outlook across the main road towards countryside; staircase up to first floor with built-in under stairs cloaks cupboard, mock ceiling beam and joists. Open archway through to in the inner hallway, ledged and braced cottage style door through to:

Lounge having a southerly outlook across the main road towards countryside beyond; brick feature chimney breast with fireplace having LPG gas fire inset, tiled hearth and attractive moulded surround, wall panelling to either side of chimney breast, mock ceiling beam and joists, delft shelf, radiator and wall light fittings.





Inner Hallway having second return staircase up to first floor with built in under stairs storage cupboard; leaded light glazed panelled doors through to farmhouse kitchen and to:

Large Feature Dining Room having a southerly aspect; chimney breast having inset LPG gas fire with canopy above set on a herringbone brick hearth, accompanying TV/ornament plinth set to one side. There are mock ceiling beams and joists, radiator and wall and spotlight fittings.

Large Farmhouse Kitchen having a very pleasant northern view through the adjoining conservatory to the rear gardens; a comprehensive range of oak style fitted units with tiled work surface area, single drainer stainless steel sink unit inset, with integrated dishwasher below and above china cabinet with shelving. A further area of work surface is set to one side of the room with brushed steel oven/grill, cupboard space, microwave alcove and open shelving below, LPG gas hob to surface with cooker hood and accompanying range of wall cupboard and shelf space set either side above. To the end of the units there is the chimney breast with an AGA cooking range. There is further fitted work surface set to one end of the room with a dresser style top of shelving, cabinets and drawers, accompanying drawer, cupboard and open shelf space below. There are mock ceiling beams and joists, tiled splash backs to work surface areas, wood style laminate flooring and radiator. Ledged and braced cottage style door through to rear entrance lobby and uPVC double glazed French doors providing access to:

Good sized Conservatory having a very pleasant view out over the tree sheltered gardens; with light fittings and power point. A sliding patio door provides access to the grounds.

Rear Entrance Lobby with uPVC double glazed panelled door through to rear entrance conservatory, wood style laminate flooring, ledged and braced cottage style doors through to cloakroom and to:

Utility Room having fitted work surface across one wall with space beneath for appropriate white goods and the oil fired Warm Flow central heating boiler; a range of wall cupboard units and room to one side for an American style fridge/freezer. Cloakroom with low level WC, corner wash hand basin tiled splashback and radiator.

Rear Entrance Conservatory of good proportions with glazed panelled rear entrance door to grounds

First Floor- Front Landing with a very pleasant southerly outlook across the main road to countryside; and radiator.





Large Bedroom having a southerly view across the main road and an outlook to the east across countryside up to the Lincolnshire Wolds on the far horizon; and radiator.

Inner Landing with staircase down to inner hallway on the ground floor and a return staircase up to second floor; radiator and wall lights

Bedroom (north middle) of excellent proportions and having an appealing view down across the garden and radiator. Door through to:

Good sized En-suite Shower Room having attractive contemporary appointment comprising large walk-in shower cubicle with full height wall tiling and shower fitting; low level WC, wash hand basin with marble style vanity top and accompanying toiletry cupboard space below. Built-in airing cupboard containing the insulated hot water cylinder with immersion heaters, tiled floor with under and ladderback style radiator/towel rail.

Bedroom (south) of excellent proportions, having an appealing southerly view towards adjoining open countryside and woodland; fitted dressing table area with accompanying wall shelving, inset ceiling spotlight fittings and radiator.

Good sized Family Bathroom appointed to an excellent standard comprising of freestanding roll top ball and claw cast iron enamelled bath, corner shower cubicle with accompanying full height wall tiling and shower fitting, wash hand basin with marble style top and toiletry cupboard space below, low level WC. Cottage style wall panelling to dado rail height on all walls, oak featured flooring, exposed roof timber, feature radiator/towel rail and spotlight fittings.

Second Floor- Landing with sloping ceiling level and built-in storage cupboard space housing central heating water tanks, exposed ceiling beam wall light fitting.

Bedroom with a very pleasant country view from the dormer window to the south; sloping ceiling in part with exposed roof timber and radiator.

Bedroom with a southerly aspect from the dormer window; exposed roof timbers, built in wardrobe space to one wall, access to roof space and radiator. Secret doorway through to

En-suite comprising a built-in shower cubicle across one wall with accompanying wall tiling and shower fitting, wash hand basin with toiletry space below and low level WC with concealed cistern, Tiled floor, ladderback style radiator/towel rail, inset spotlight fittings and extractor vent.







HOUSE GROUNDS

From the main driveway tall double gates provide access into the good sized, landscaped grounds, with gardens being well enclosed by tall fencing and mature hedging as appropriate, ensuring privacy, substantially laid to lawn and tree sheltered. There is a large raised ornamental fish pond set near to the rear of house. The driveway provides access to an expansive **Workshop/Garaging Building** with high access roof ridge point which could be utilised for a variety of alternative business uses.

The Holiday Cottages

Situated on the right hand side of main entrance is driveway access for the good-sized private wall enclosed and gated parking shared courtyard. Both cottages have their own picket fenced private enclosure with patio and/or artificial turf areas to enjoy. There are outside water taps, power points and exterior light fittings.

2 Mole Cottage: Living Dining Kitchen with high vaulted ceiling level, exposed roof timbers, kitchen area with tiled floor, room divide with integral shelving; living area having exposed pine floorboards, woodburning stove set on a slate hearth, radiator and French doors leading onto the outside patio area. Open archway through to Hallway with tiled floor and radiator. Cottage style doors through to the bedroom accommodation and **Large Bathroom** comprising corner shower cubicle with Triton shower fitting and full height tiling, panelled bath with mixer tap/shower attachment and accompanying tiling; pedestal wash hand basin and low level WC. Boiler cupboard containing the Boulter Classic Oil fired boiler, built-in airing cupboard housing the insulated hot water tank/ immersion heater, radiator, access to roof space, inset ceiling spotlights and extractor vent. **Bedroom 1** overlooking the courtyard; with exposed pine floorboards, radiator and spotlights. **Bedroom 2** with exposed ceiling beam, access to roof space, and radiator. Service door through to adjoining **Office 2/Storeroom**.



1 Mole Cottage: Living Dining Kitchen with high pitched vaulted ceiling level, exposed roof timbers, southerly outlook into courtyard, French doors leading onto the private patio area. Well-appointed kitchen area with tiled floor, room divide with integral shelving; the living area having exposed pine floorboards woodburning stove set on a slate hearth, two radiators and wall light fittings. Archway through to hallway and a feature spiral staircase to one corner up to:

First Floor Level Large Mezzanine bedroom with open view down over the living dining kitchen area, exposed pine floorboards and roof timbers above. light fittings, ceiling spotlights and extractor vent.



Large Business Office Space being conveniently located close by the house and accessed from its grounds comprising.

Office 1 with glazed panelled entrance door, high pitch panelled ceiling with exposed roof timbers chimney breast with flagged hearth, woodburning stove inset. Pine wall panelling to at least data rail height, access to roof space, inset ceiling spotlights, and extensive bank of power and ethernet connection points. Door to: **Office 2 / Storeroom** with high vaulted ceiling level, access to roof space, radiator and inset ceiling spotlights

FRONT ROAD SIDE PADDOCK post and rail and wire fence enclosed with poultry and hutches to one end and accompanying sheltering trees.

Main Concrete Portal Framed Shed with very high ceiling level clearance, large gated entrance concrete hardstanding to one end, storeroom with three phase power switch gear and light fittings. Open access through to: **Part Steel Framed Covered Vehicle Store** offering substantial storage and covered work area with high ceiling level clearance, laid with tarmac in part and having double entrance gates.

Open access to adjoining stabling and to: **Implement/Garage Store Building** with paved floor. **American Barn Style Stable** with four large crate stables with central yard grooming and harness area, concrete flooring and light fittings. Side stable door providing direct access to the exterior gated holding pen. **Detached Large Garage/Workshop** with concrete floor, large office to rear. Separate toilet with wash basin, light and power.

'CARAVAN CLUB' Pitch Paddock and Buildings with open views across adjoining Lincolnshire countryside, a delightful setting for touring caravans. Tree sheltered grounds in part, enclosed predominantly by post and rail fencing which would be convenient for those with a strictly equestrian use in mind.

There are number of useful buildings to the paddock, including a large **Nissen Hut**, useful as dry storage or recreation space, a static caravan, an **Old Railway Wagon Store** and a **Greenhouse**.

There is a water tap to the paddock.







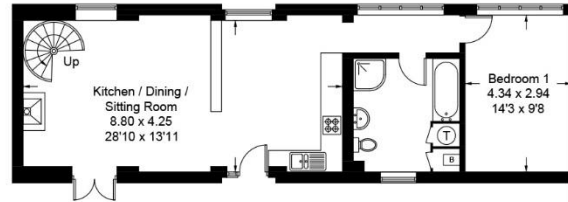
Brown Cow Farm

Approximate Gross Internal Area = 292.0 sq m / 3143 sq ft

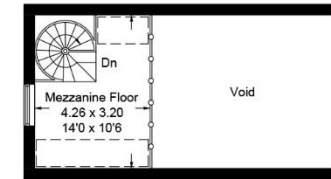
Barn Conversion = 200.5 sq m / 2158 sq ft

(Excluding Void)

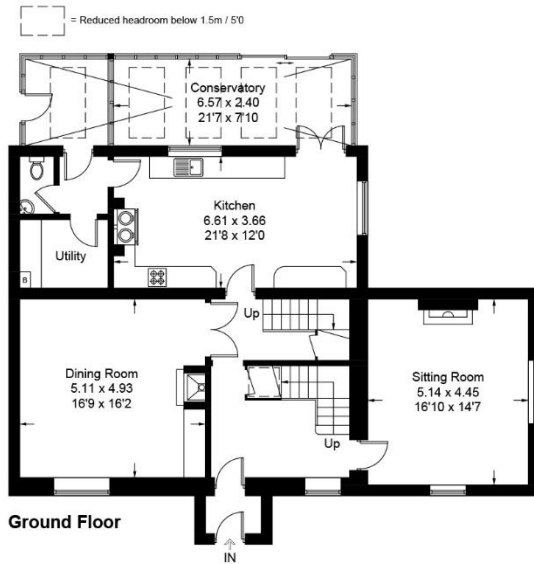
Total = 492.5 sq m / 5301 sq ft



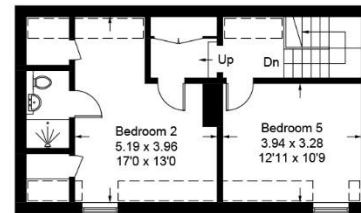
Barn Conversion - Ground Floor
(Not Shown In Actual Location / Orientation)



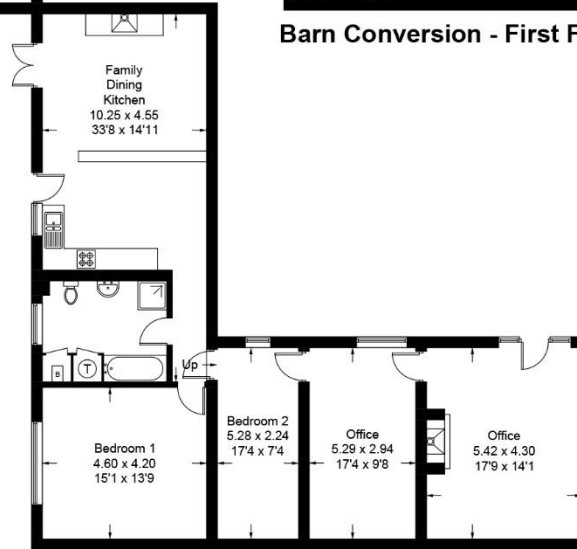
Barn Conversion - First Floor



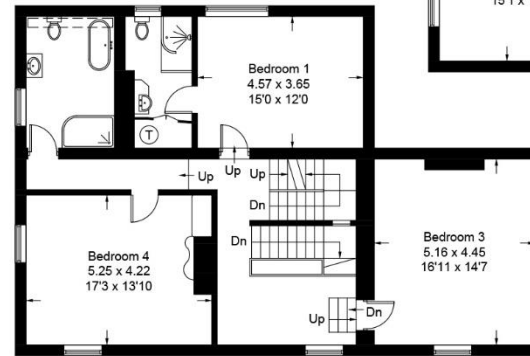
Ground Floor



Second Floor



First Floor

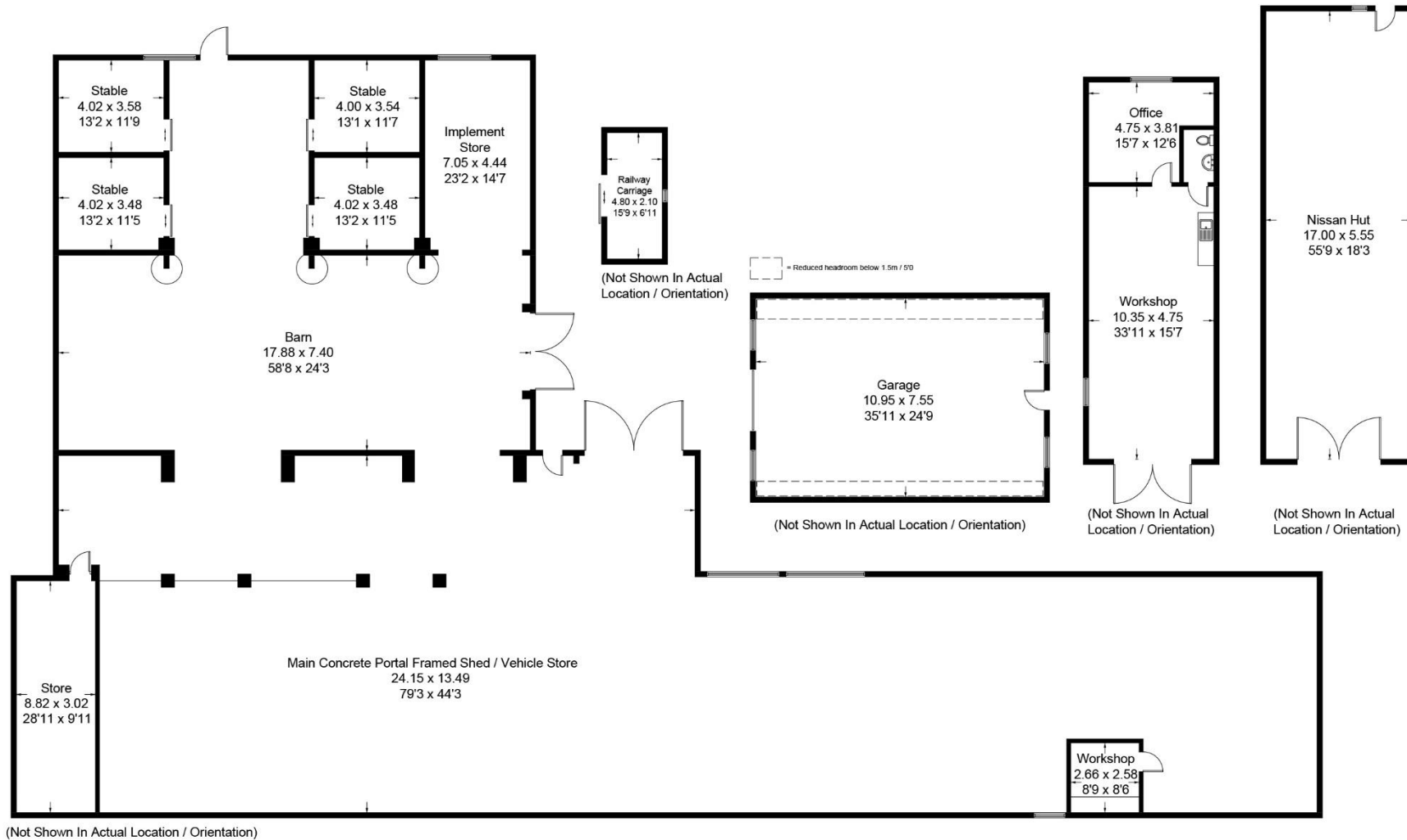


= Reduced headroom below 1.5m / 5'0"

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.

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Approximate Gross Internal Area = 1076.1 sq m / 11583 sq ft



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THE AREA

The property stands in an open country setting on the busy A158 Lincoln to Skegness road, ideal for businesses needing good public visibility. The historic City of Lincoln (8 miles) to the west offers a very comprehensive range of shopping and social facilities, which includes the ever-growing Lincoln University set around the Brayford Pool Marina. The nearby smaller town of Wragby (2 mile) offers a very good range of amenities which includes a primary school, doctor's surgery, Co-op supermarket and more. The Wolds market towns of Market Rasen (9.5 miles) and Horncastle (11 miles) provide a broader range of services which include well respected secondary schools.

West Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: F -Main Farmhouse: F / Cottages: E

Mains water, electricity. Private drainage system. Oil fired central heating.

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.

Tel: 01507 522222;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 1.8.2024



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43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

