



**Chestnut Farm**  
Collingham Road, Swinderby, Lincolnshire. LN6 9JB

**BELL**









## Chestnut Farm Swinderby

This is a most charming detached four-bedroom farmhouse located in attractive open countryside close by the popular Trent Valley village of Swinderby, in delightful grounds of 0.76 of an acre (sts). There is a comprehensive range of good outbuildings which have been utilised for both family and business needs. This marvellous home has been significantly extended over the years and also refurbished to an excellent standard. A formal viewing is genuinely highly recommended.

The property is very conveniently located for access to the historic City of Lincoln and its comprehensive range of shopping and social facilities, the A1, and Newark with its high-speed rail link to London Kings Cross. There are train services from Swinderby Station itself, to Lincoln Central and Newark Northgate stations.

**Large attractive Open Veranda Style Porch** an attractive introduction to the house, block paved and an ideal covered seating area and standing for flower pots and tubs during the summer months. There are light fittings and a uPVC leaded light style double glazed panelled entrance door through to:

**Good sized Entrance Hall** having return staircase up to first floor, attractive quality Amtico flooring, open doorway through to adjoining dining room; oak featured glazed panel door through to Living Dining Kitchen and oak panel door through to:

**Cloakroom** attractively presented comprising; a wash hand basin with toiletry cabinet below, low-level WC, tiled floor, radiator and ceiling spotlight fittings.

**Dining Room** a delightful reception room having a very pleasant northerly outlook over the front of property and across the lane to open countryside; an attractive fireplace with multi-fuel stove inset on a slate hearth with an appealing ornate moulded fireplace surround, built in storage cupboard space







either side of the chimney breast, exposed ceiling beam and radiator.

**Living Dining Kitchen** the delightful hub of the house with a southerly view out over the wonderful grounds to the rear, as well as to the north across Collingham Road and countryside beyond. The Kitchen area has been appointed with eye catching quality contemporary style units comprising; large ceramic sink unit with cupboard and space for an AEG dishwasher beneath, adjoining fitted work surface extending around the adjoining walls and into the room to form a small peninsula divide at one end with a comprehensive range of drawer and cupboard space beneath, including two corner carousel cupboard units, AEG induction hob to surface and above a concealed extractor unit/hood with china/wall cupboard space set on either side. There is a further comprehensive range of fitted units comprising; additional work surface with drawer and cupboard space beneath and to one side, built-in brushed steel AEG oven and combination oven units inset with cupboard space above and drawer space beneath. There is an adjoining pantry carousel cupboard unit and a concealed AEG refrigerator to one end.

A comfortable good sized dining area is set to one end of the room with chimney breast having an attractive Victorian cast moulded fire surround with tiled inserts set on marble style hearth; exposed ceiling beam, Amtico flooring. Built in under stairs broom cupboard with bi-fold glazed panelled doors, ceiling spotlight tracking system, inset ceiling spotlight fittings and two radiators. Contemporary style oak glazed panelled door through to:

**Sitting Room** a most appealing, triple aspect reception room, having, chimney breast with multi fuel stove inset on a marble hearth and simple period style surround; French doors providing access out onto the rear garden patio area, oak featured window sills and radiator.

**First Floor - Landing** with access to roof space.

**Family Bathroom** having a westerly view out over the grounds to the rear and beyond to adjoining countryside. Appointed with high-quality contemporary design style bathroom fittings comprising; panelled bath to one wall, wash hand basin with toiletry drawers below and illuminated toiletry mirror above, good sized corner shower cubicle with appropriate shower fitting and accompanying full height wall tiling and low-level WC with concealed cistern. Tiling to all walls to full height, Amtico flooring, ladderback style radiator/towel rail, cottage style braced panelled door, inset ceiling spotlight fittings and extractor vent.,







**Bedroom** having a northerly outlook across the front of the property over Collingham Road to neighbouring countryside; and radiator.

**Bedroom** with a pleasant view out over open countryside to the north; attractively detailed built-in wardrobe space across one wall in part with glazed panelled doors and radiator.

**Bedroom** with the most appealing view out over the rear grounds or beyond rising countryside to the south; oak feature panelled door and radiator.

**Master Bedroom** a good-sized principal bedroom having triple aspect over the grounds and adjoining countryside; two radiators and oak featured panelled doors and access through to:

**En-suite Shower Room** having a very pleasant view out over the grounds and beyond to open countryside rising to the west; quality appointment comprising; corner shower cubicle with appropriate shower fitting and full height wall tiling, wash hand basin with toiletry cupboard space to one side below and tier of storage drawers, low-level WC with concealed system and accompanying toiletry drawers set to one corner. Full height wall tiling around suite area, Amtico flooring, ladderback style radiator towel rail, inset ceiling spotlight fittings and extractor vent.

## OUTSIDE

The property is approached from Collingham Road across a gravel driveway with five bar gates sweeps into the grounds to provide a copious amount of parking for both family and visitors.

**Key Outbuildings** the driveway provides access to a comprehensive range of timber framed outbuildings which have been utilised by the sellers for both business and a range of domestic purposes over the years and comprise;

Small timber and corrugated sheet lean-to Store: Former Stable of brick and pantile construction with fluorescent lighting strip, power points and three phase electricity switch gear; Former Open Cart Shed Garage/Workshop and Store with oak framing and cladding with power points and lighting (the building could be returned to garaging if needed): Workshop adjoining garage with oak cladding, lighting and power points:



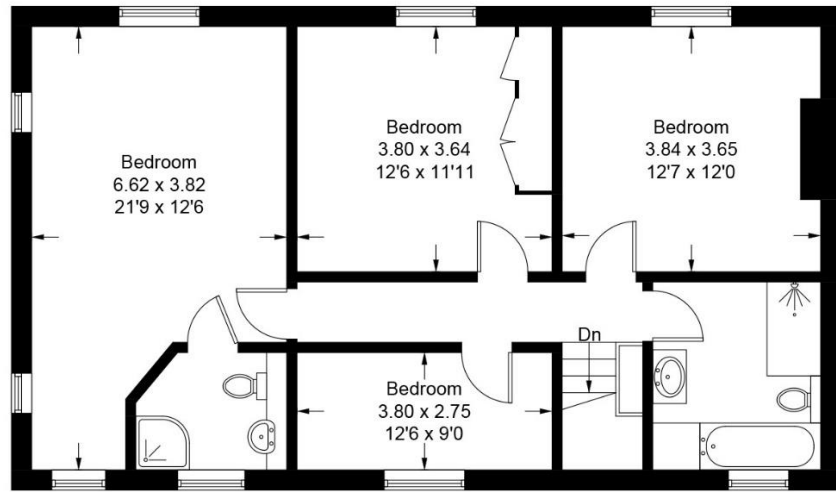
# Chestnut Farm

Approximate Gross Internal Area = 163.4 sq m / 1759 sq ft

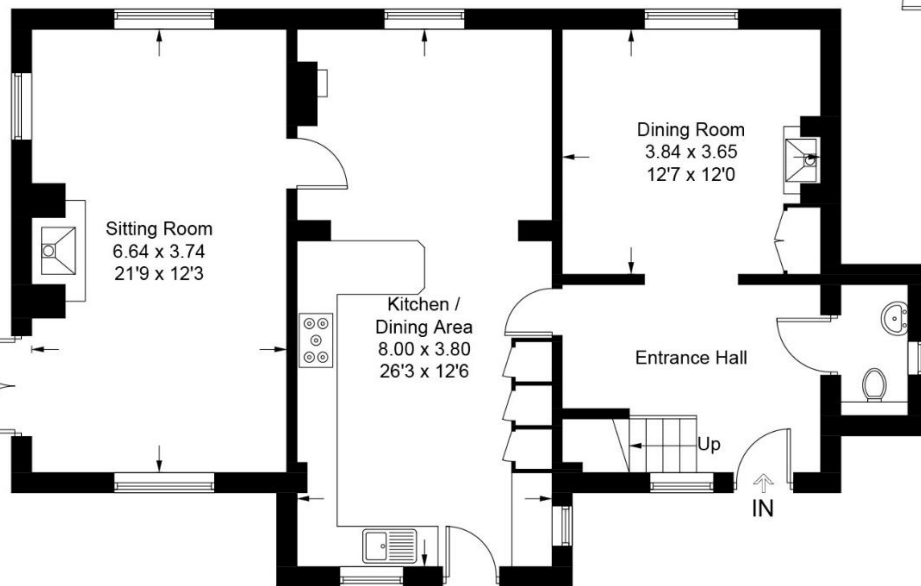
Outbuildings = 150.6 sq m / 1621 sq ft

Total = 314.0 sq m / 3380 sq ft

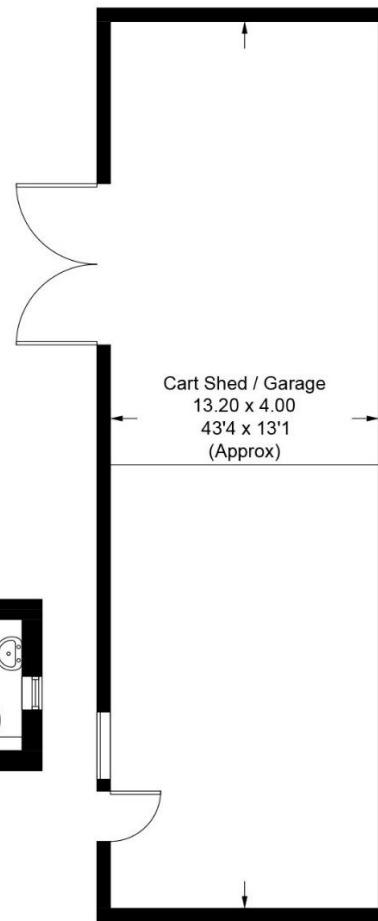
(Including Garage)



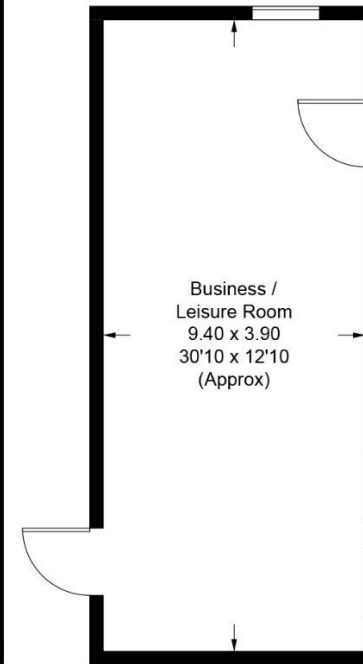
**First Floor**



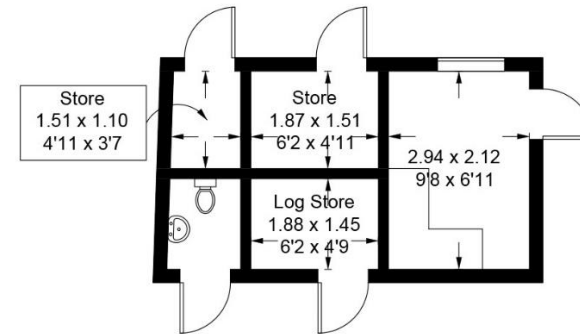
**Ground Floor**



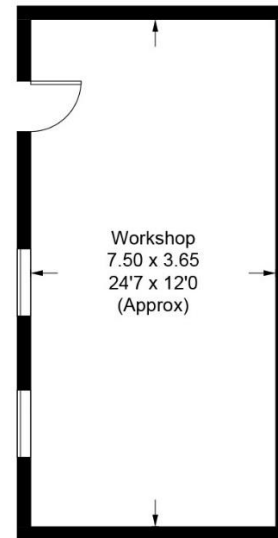
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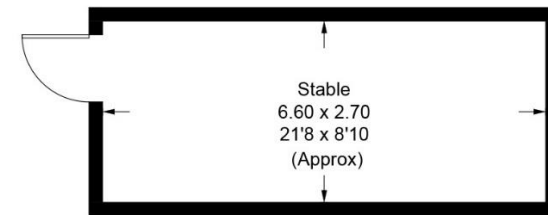
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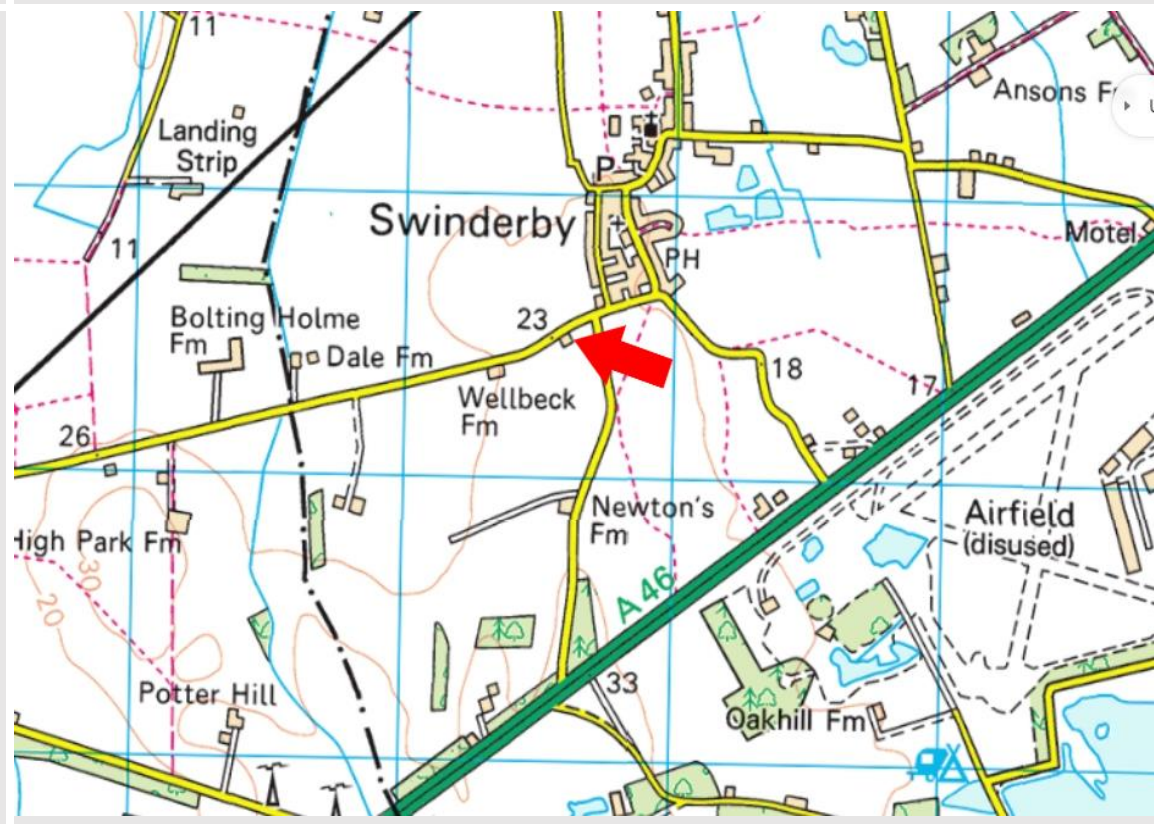
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(Not Shown In Actual Location / Orientation)

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.







**Large detached Workshop/Store** with lighting and power points: **Large detached Workshop/Training Room** with lighting and power points: **Substantial Business Shop/Leisure Room** with an accompanying part veranda covered seating deck having a very pleasant view over the gardens; lighting and power points.

**The Main Grounds and House Outbuildings** the grounds as a whole extend to 0.76 of an acre (sts). From the southern end of the driveway is a five bar gate providing access to the former paddock area with its orchard of fruit trees set to the south western corner and a large timber Garden Store Shed set to the eastern boundary. The eastern gardens to the house have been delightfully landscaped with areas of meandering formal lawn, sweeping areas of block paved pathways with pergola and beds/borders containing a wide variety of attractive shrubs and flowering plants, including lavender, hydrangea, ornamental grasses, box, honeysuckle and more. There are further accompanying gravel and shale bedded areas with shrubs inset, ideal for flower pots/tubs. Set to the north eastern corner of this garden adjoining the rear of old stable, is a very pleasant sheltered pergola covered quarry tiled seating/patio area.

Directly to the rear of the house there are the old brick and pantile farmhouse outbuildings comprising; a good-sized Utility Room with tiled floor, shelving and room for appropriate laundry white goods, light fitting and power points; Store Shed, a Garden shed with power points; an outside Toilet with low-level WC, small wash hand basin, tiled floor and walls and pine panelled ceiling; and a Coal Store.

The garden to the western side of the house has been yet again very attractive landscaped with an appealing Indian slate paved patio area adjoining the west gable end of the elevation of the house onto which the French doors of the sitting room open. This patio area meanders on to a circular seating area from which you can view the grounds. There is an accompanying area of formal lawn with flowerbeds/borders, some partly gravel with monolith stones, inset with a delightful range of planting which includes ornamental grasses, box roses and yet more. There are exterior light fittings and power points and outside water taps.

## The Area

Swinderby is a charming village, offering a peaceful rural lifestyle. The village features a local pub, a community hall, a primary school, and a church, providing a sense of close-knit community living. For everyday needs, nearby larger towns and cities offer additional shopping and social facilities.

Swinderby enjoys excellent connectivity due to its proximity to major transport routes. Its railway station provides services to both Lincoln and Newark. The village is situated near the A46 dual carriageway, providing easy access to key destinations. It is approximately 8 miles (11 minutes) from the A1, a major north-south arterial route, making it ideal for commuters.

The market town of Newark, located around 8 miles (12 minutes) away, offers a high-speed rail link to London Kings Cross, with journey times as short as 75 minutes, making it convenient for those requiring quick access to the capital. Additionally, Swinderby is also close to the historic Cathedral City of Lincoln, approximately 11 miles away, known for its stunning medieval cathedral, castle, an ever-growing university and a vibrant cultural and shopping scene.

**North Kesteven District Council – Tax band: D**

**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

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Brochure prepared 20.12.2024

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