



BY DESIGN

Glebe Farm

Fen Road, Washingborough, Lincoln, LN4 1AE

An exceptional farmhouse with far-reaching field views that provide an ideal backdrop

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Accommodation

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On entering this superb farmhouse, you are welcomed by a bright reception hallway with stairs leading to the first-floor landing. The open-plan, quality family kitchen is a notable feature, ideal for anyone who loves entertaining, equipped with a range of integrated appliances, and complemented by granite work surfaces. The kitchen is further enhanced by a granite central island, electric Aga, walk in pantry and exposed stone wall detail.

A cosy sitting room, located off the kitchen, features a wood burning stove, while a spacious home office with a library area offers garden views. The well-appointed lounge, also with a wood burning stove, along with a dining room and conservatory. The ground floor accommodation is complemented by a quality utility room featuring granite surfaces and a cloakroom/wc.

The first-floor accommodation includes a luxurious principal suite with walk in dressing area with wardrobes, and a quality bathroom with a freestanding bath. The second bedroom offers far-reaching views and includes en-suite shower facilities, while bedrooms three, four, and five are all double bedrooms that share the quality and well-appointed four-piece family bathroom.

Externally, the property enjoys a wonderful, private position in this semi-rural location, with a sweeping driveway that provides off-street parking for several vehicles. The spacious front garden features an extensive lawn frontage with a variety of native trees and a well. The landscaped lawn gardens, located to the side and rear of the property, feature various entertaining areas, ideal for al fresco dining. Additionally, there is a summer house with a spacious storage facility.







Location, Schooling & Services

The property is best served by the nearby village of Heighington, an attractive village situated 4 miles southeast of Lincoln. The village has two parks and is well served with a school, a Spa shop, a butchers', a beautician, a hairdressers', two pubs - the Butcher & Beast and the Turks Head, both serving food - Clarke's Farm B&B which serves afternoon teas, and other independent shops. Outside the village to the southeast, is Pottergate Golf Club.

The well-appointed village of Washingborough offers a full range of amenities, including two pubs - The Ferry Boat, which serves food, and The Hunter's Leap - as well as veterinary and doctor's surgeries, a Co-op supermarket, a takeaway, a nursery, and the highly regarded Washingborough Hall Hotel.

Lincoln is a historic yet vibrant city with its magnificent cathedral and castle high on the hill surrounded by quaint shops, galleries and museums including the popular Bailgate shopping area. There are two universities and everything you would expect from a major city.

For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London Kings Cross (around 2 hours); the A15 northwards provides easy access to the M180 motorway and Humberside Airport, whilst it is just over a half hour drive to the A1 South at Newark where there is direct access from Newark Northgate train station to London Kings Cross in around 75 minutes. It is also around 30 minutes eastwards into the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

The village infant and primary school is Heighington Millfield Primary Academy is rated Good by Ofsted as is Washingborough Academy. The village of Branston, just over a mile away, has the popular state school Branston Community Academy which is rated Outstanding by Ofsted. For independent education, in the centre of Lincoln there is the highly regarded Lincoln Minster School, a short drive into the centre of the city, and Woodhall Spa, 16 miles away, has an excellent co-educational prep school, St. Hugh's. Horncastle, also 16 miles away, is home to Queen Elizabeth Grammar School, with a school bus service running from Washingborough village. Sleaford, located 16 miles south, has two sought-after grammar schools: Carre's Grammar School and Kesteven & Sleaford High School (for Girls).

Services: Mains electricity, water and drainage and Oil central heating

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: F | Epc Rating: D | Sat Nav: LN4 1AE



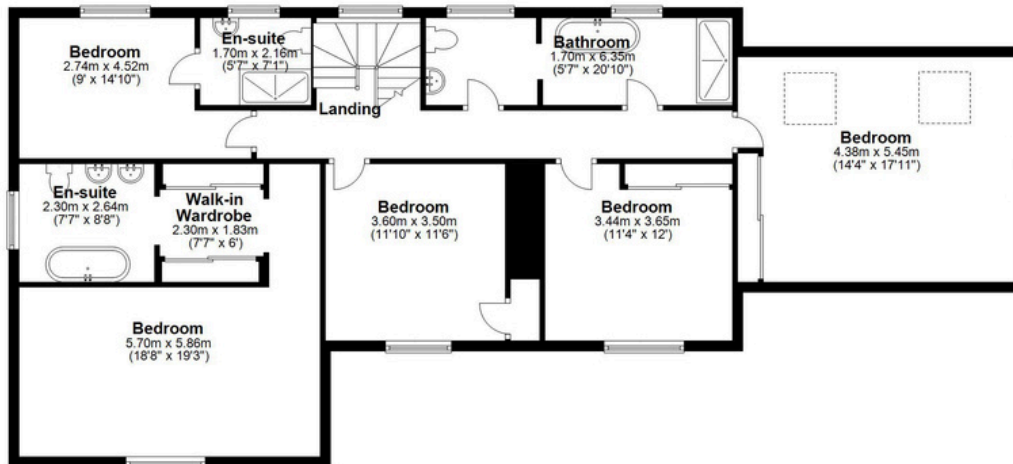
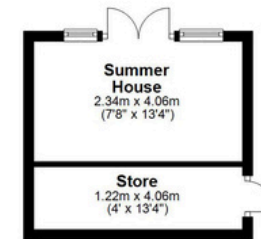
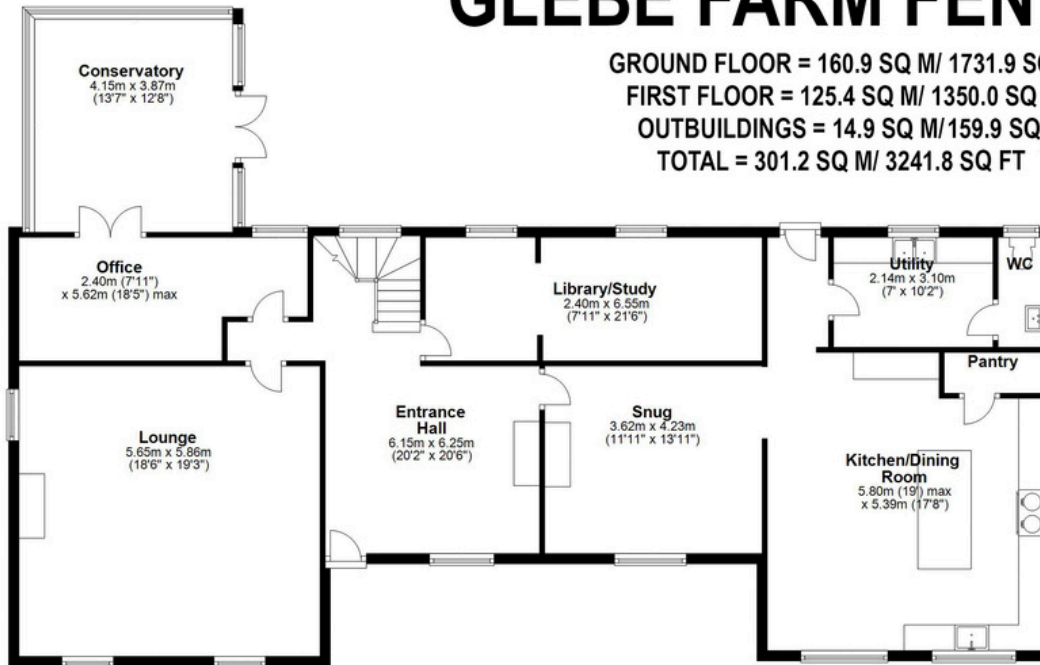






GLEBE FARM FEN ROAD

GROUND FLOOR = 160.9 SQ M/ 1731.9 SQ FT
 FIRST FLOOR = 125.4 SQ M/ 1350.0 SQ FT
 OUTBUILDINGS = 14.9 SQ M/ 159.9 SQ FT
 TOTAL = 301.2 SQ M/ 3241.8 SQ FT





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National audience

local knowledge