



Digby Fen, Billingham  
£675,000



5



2



3



Freehold

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## Key Features

- Extended Farmhouse
- Five Bedrooms
- Stables with Planning Permission
- Approx. 3.5 Acres (sts)
- Well Presented Throughout
- Rural Location
- EPC rating E
- Council Tax Band D







Willow Farm is an idyllic family residence occupying a rural position with stunning views as far as the eyes can see. The full charm & potential on offer can only be appreciated by a viewing to observe both the standard of accommodation on offer, the location & further potential available. With grounds of approx. 3.5 Acres (sts) this listing provides the perfect home for a family with a multitude of different interests. The adjacent stable block has full planning approved for conversion to a 2/3-bedroom detached dwelling (16/1146/FUL) offering potential for a multigenerational household, with two bedrooms and a en suite having already been completed to a high standard. The main farmhouse boasts a large lounge, kitchen, and breakfast area, snug, two ground floor bedrooms, four-piece bathroom & utility room. Whilst the first-floor accommodation comprises three bedrooms and a shower room.

### Lounge

4.55m x 8.34m (14'11" x 27'5")

Large open room with feature fire place with space for log burner, TV point tiled flooring, dual aspect windows, patio doors to garden and two large radiators.

### Downstairs Bathroom

Modern fully tiled four piece suite comprising double electric walk in shower, paneled bath, hand wash basin, low level wc, heated towel rail and window to side aspect.

### Bedroom Four

4.51m x 3.46m (14'10" x 11'5")

With windows to side and front aspect and radiator.

### Hallway

With tiled flooring, access to loft space, window to side aspect and radiator.

### Kitchen

3.58m x 4.52m (11'8" x 14'10")

With French doors to rear garden and parking area, underfloor heating, a range of base and eye level units with work surface over, one and a half composite sink with mixer tap and drainer, Freestanding Double Oven with Gas Hob and Extractor hood over, space for fridge freezer, integrated dishwasher, tiled flooring, window to rear aspect and opening to;

### Breakfast Room

3.01m x 2.41m (9'11" x 7'11")

With tiled flooring, radiator and window to front aspect.

### Entrance Hall

2.72m x 2.41m (8'11" x 7'11")

With a separate porch to front, understairs storage cupboard, laminate flooring and radiator.

### Utility Room

2.42m x 2.41m (7'11" x 7'11")

With base and eye level units with work surface over, space and plumbing for washing machine and tumble dryer, oil boiler, consumer unit, internet point, tiled flooring and window to front aspect.

### Snug

4.23m x 3.95m (13'11" x 13'0")

With a feature open fire place, windows to side and rear aspects and radiator.

### Hallway

With part glazed door to rear garden and parking, stairs leading to 1st floor.









### Office/Bedroom 5

3.04m x 3.91m (10'0" x 12'10")

Currently used as a bedroom, with window to rear aspect and radiator.

### Landing

With stairs taken from Hallway, storage cupboards and access to loft space.

### Bedroom One

4.2m x 3.93m (13'10" x 12'11")

With fitted wardrobes and fitted drawers, windows to rear and side aspects and radiator.

### Bedroom Three

4.09m x 2.42m (13'5" x 7'11")

With fitted wardrobes, window to front aspect and radiator.

### Shower Room

Modern part tiled three piece suite comprising double walk in mains fed shower, low level wc, hand wash basin, heated towel rail and window to front aspect.

### Bedroom Two

3.07m x 3.92m (10'1" x 12'11")

With fitted wardrobes, feature fire place, window to rear aspect and radiator.



### Stables

Planning has been approved under reference 16/1146/FUL with North Kesteven District Council for a 3/4 bedroom dwelling. From the plans, Bedroom 1, 2 and the ensuite have been converted, with the rest of the stables unfinished.



## Outside

Sitting on a plot of approx 3.5 acres (sts), the property offers two separate driveways leading to the rear, further laid to lawn.

The two driveways lead to a large gravel parking area in front of the main property and with access to the part converted stables. To the side of the property is a large area mainly laid to lawn with trees, wild flower patch, timber structure currently used as an art room with electric and lighting, large pond. There is also a two berth static caravan included within the sale of the property.

## Agents Note

These are draft particulars awaiting vendor approval.

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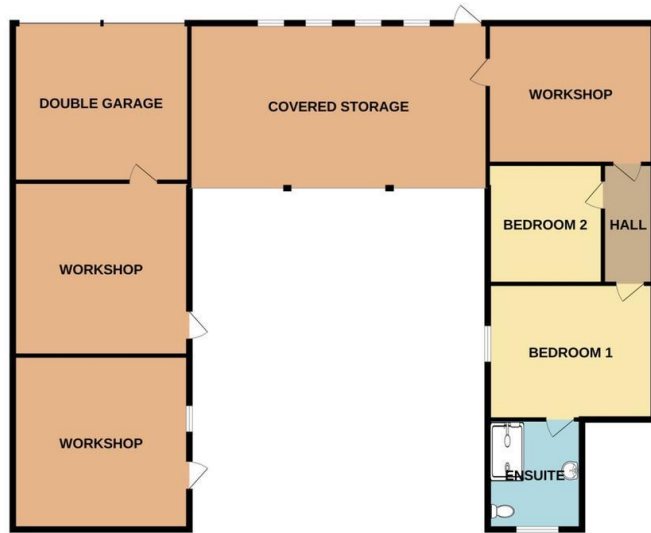






# Floorplan

STABLES  
1786 sq.ft. (165.9 sq.m.) approx.



GROUND FLOOR HOUSE  
1473 sq.ft. (136.8 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 3800 sq.ft. (353.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and we cannot guarantee as to their operability or efficiency can be given.  
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