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Snitterby Carr, Market Rasen



When it comes to
property it must be


lovelle



£825,000



EXCEPTIONAL 3 BEDROOM COUNTRY FARMHOUSE. This immaculately presented home offers spacious and flexible accommodation with ANNEX, set in approx 6 Acres of Paddock & Gardens. Range of Outbuildings & PLANNING PERMISSION FOR A BARN CONVERSION. Not to be missed !!!

Key Features

- Exceptional Detached Farmhouse
- Rural Hamlet Location
- Entrance Hall, Sun Room
- Kitchen, Lounge, Dining Room
- Utility Room, Shower Room
- 3 Bedrooms & Bathroom
- EPC rating D
- Tenure: Freehold





Planning Permission - there is full planning permission to convert the granary, 2 stables and hay store into a 3 bedroom barn conversion. Planning application number 146334 (floorplans available on request)

Situation

Snitterby Carr is a village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated 14 miles north from the city and county town of Lincoln, 8 miles south from Brigg and approximately 12 miles West from Market Rasen.

Sun Room

3.85m x 3.29m (12.6ft x 10.8ft)

brick built base, double glazed windows to all aspect, double glazed entrance door and tiled flooring

Entrance Hall

4.31m x 2.73m (14.1ft x 9ft)

timber entrance door, radiator, tiled flooring and stairs to first floor accommodation

Breakfast Kitchen

4.84m x 2.71m (15.9ft x 8.9ft)

a range of fitted wall and base units, breakfast bar, 2 electric ovens, stainless steel sink unit, 4 ring hob, integrated under counter fridge, integrated dishwasher, tiled splash backs, tiled flooring, radiator and 2 double glazed windows to rear aspect

Dining Room

4.26m x 3.62m (14ft x 11.9ft)

double glazed window to front aspect, radiator and feature fire place with inset log burner

Lounge

4.88m x 3.75m (16ft x 12.3ft)

double glazed entrance door, double glazed windows to front and side aspect, feature fire place with inset log burner and coretec flooring.

Utility Room

2.74m x 3.02m (9ft x 9.9ft)

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for under counter fridge, tiled splash backs, radiator, laminate flooring, double glazed windows to front and rear aspect and roof void access

Showe r Room

1.25m x 3.04m (4.1ft x 10ft)

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, fitted storage, heated towel rail, double glazed window to side aspect and Coretec flooring

Landing

2.27m x 0.99m (7.4ft x 3.2ft)

double glazed window to side aspect and roof void access

Bedroom 1

4.9m x 3.76m (16.1ft x 12.3ft)

double glazed windows to front and side aspect, radiator and feature fire place

Bedroom 2

3.99m x 3.67m (13.1ft x 12ft)

double glazed windows to front aspect, radiator and feature fire place

Bedroom 3

4.88m x 2.76m (16ft x 9.1ft)

double glazed windows to rear aspect and radiator

Bathroom

4.3m x 1.67m (14.1ft x 5.5ft)

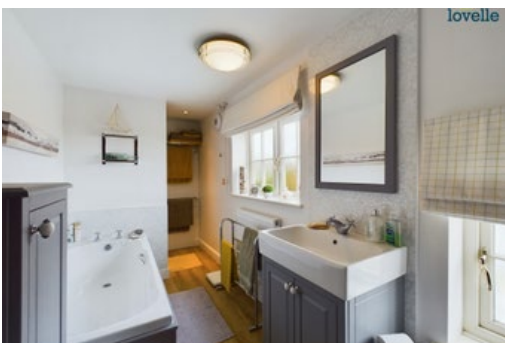
4 piece suite comprising low level WC, vanity hand wash basin, panelled bath, electric shower cubicle, tiled splash backs, Coretec flooring, radiator and 2 double glazed windows to rear aspect

Gardens

Garden extends to a large lawned area including an orchard, nuttury, vegetable plots and ponds, with a large paddock surrounding the garden and outbuildings. Part of which is currently used as a chicken / geese run. There is a further separate 3.3 acre paddock beyond this.

Wallis' Annex

currently utilised as an office, this outbuilding comprises reception room / bedroom, with kitchenette and WC.





Range of Outbuildings

benefitting from a large range of outbuildings including, 2 stables, hay store, granary (2 floors), stable & cart shed, potting shed and store Room. To the rear of these is the more agricultural side having a large gated driveway, 2 double garages, cart sheds and large storage areas

Land

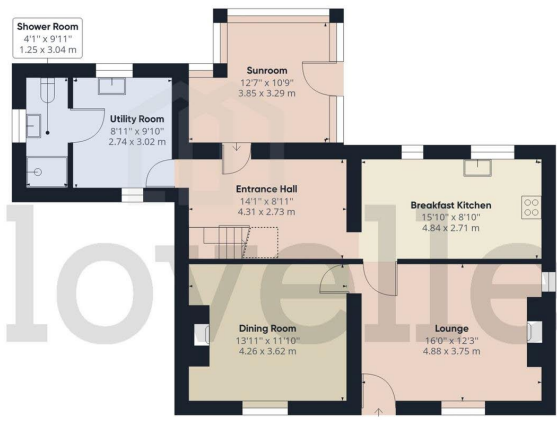
the property sits in approximately 6 acres of land. Divided in sections, the house and gardens and home paddock are approximately 3 acres, with a separate 3 acre paddock ideal for horses, or even a business opportunity

Agents Notes

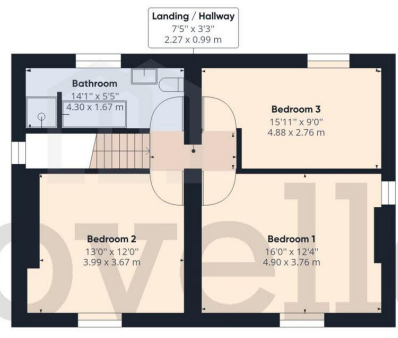
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Ground Floor Building 1



Floor 1 Building 1



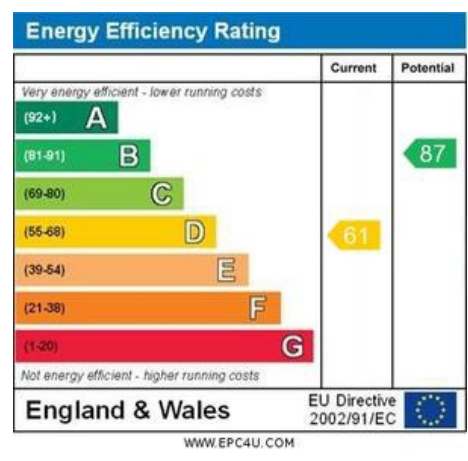
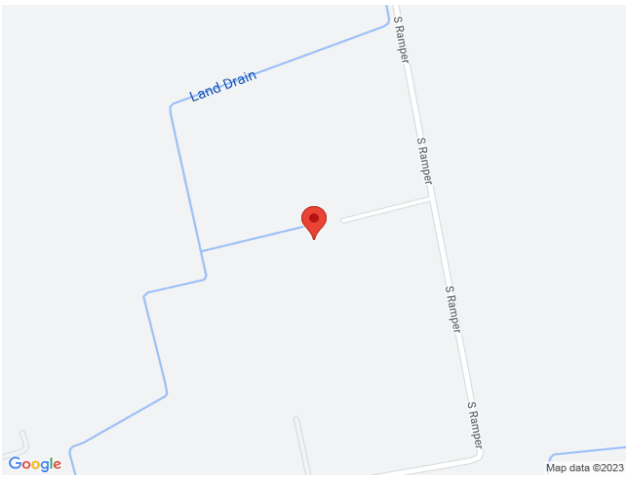
Approximate total area⁽¹⁾
 1731.12 ft²
 160.83 m²

Reduced headroom
 13.81 ft²
 1.28 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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