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New Farm, Mine Road, Nettleton



When it comes to
property it must be





£499,950



CHARACTER DETACHED FARMHOUSE, SET IN THE HEART OF THE LINCOLNSHIRE WOLDS. Approx 2 Acre Plot (sts) including a range of agricultural outbuildings. Comprising entrance hall, lounge, dining room, kitchen, utility, 4 bedrooms, ensuite & bathroom with generous gardens. NO ONWARD CHAIN

Key Features

- Detached Farmhouse
- Extensive Range of Outbuilding
- Incredible Wolds Location
- Open Field Views
- Full of Character & Charm
- Approx 2 Acre Plot (sts)
- EPC rating E
- Tenure: Freehold





Situation

Holton le Moor is a small village situated in Lincolnshire, known for its peaceful rural surroundings. It lies within the scenic area of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty (AONB), making it a desirable location for those who enjoy outdoor activities like walking, cycling, and nature watching. The village itself has a quiet, close-knit community, characterized by charming cottages, local farms, and a few historic buildings. The surrounding landscape is marked by rolling hills, open fields, and woodland, offering beautiful countryside views. The slow pace of life in Holton le Moor, combined with its natural beauty, makes it an ideal spot for those seeking peace, history, and connection to nature.

Entrance Porch

1.16m x 1.61m (3'10" x 5'4")

timber entrance door and tiled flooring

Entrance Hall

3.69m x 2.23m (12'1" x 7'4")

glazed entrance door, radiator, tiled flooring, stairs to first floor accommodation and storage cupboard

Lounge

3.98m x 5.26m (13'1" x 17'4")

double glazed window to front aspect, 2 radiators and feature fire place

Kitchen

3.54m x 4.9m (11'7" x 16'1")

a range of fitted wall and base units, stainless steel sink unit, electric oven, 4 ring hob, oil boiler, tiled splash backs, vinyl flooring, double glazed window to rear aspect, double glazed window to side aspect and glazed entrance door

Dining Room

4.31m x 4.96m (14'1" x 16'4")

double glazed window to front aspect, 2 radiators and feature fireplace

Utility Room

3.16m x 4.43m (10'5" x 14'6")

a range of fitted storage, space and plumbing for washing machine, radiator, vinyl flooring and single glazed window to rear aspect

Landing

2.94m x 2.13m (9'7" x 7'0")

double glazed picture window to rear aspect

Bedroom 1

3.97m x 4.95m (13'0" x 16'2")

double glazed window to front aspect, radiator, feature fire place and fitted storage

Ensuite

3.53m x 2.28m (11'7" x 7'6")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, heated towel rail, tiled splash backs and vinyl flooring

Bedroom 2

4.29m x 4.08m (14'1" x 13'5")

double glazed window to front aspect, radiator, feature fire place and fitted furniture

Bedroom 3

3.22m x 4.49m (10'7" x 14'8")

single glazed window to rear aspect, radiator and feature fire place

Bedroom 4

3.56m x 3.02m (11'8" x 9'11")

single glazed window to rear aspect and radiator

Bathroom

2.94m x 2.1m (9'7" x 6'11")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to front aspect

Gardens

occupying a generous plot with mature wrap around gardens. Being mostly laid to lawn with planted shrubs and trees. The rear garden a courtyard style garden with raised beds. Please be aware that Japanese Knotweed is present in part of the garden. The Vendor has obtained a quotation to eradicate it with the use of pesticide.

Outbuildings

The property benefits from a range of domestic and agricultural outbuildings including a garage, wash house, WC, stables, barns and coach house etc.

Services

The property is understood to have main water, electricity, oil fired central heating system and non mains drainage.

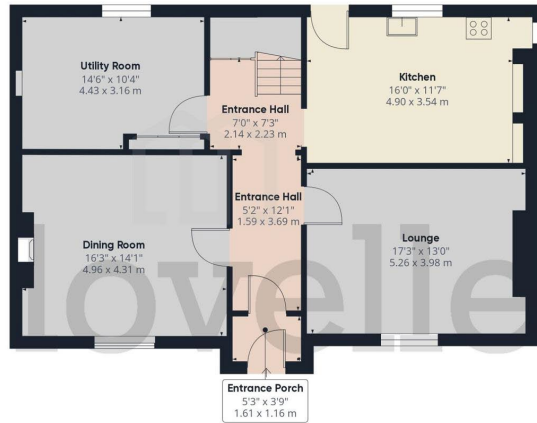
Agents Notes

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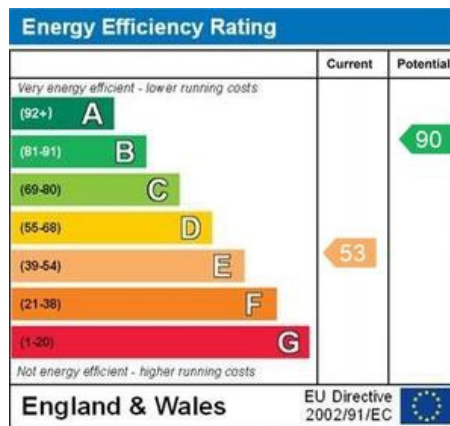
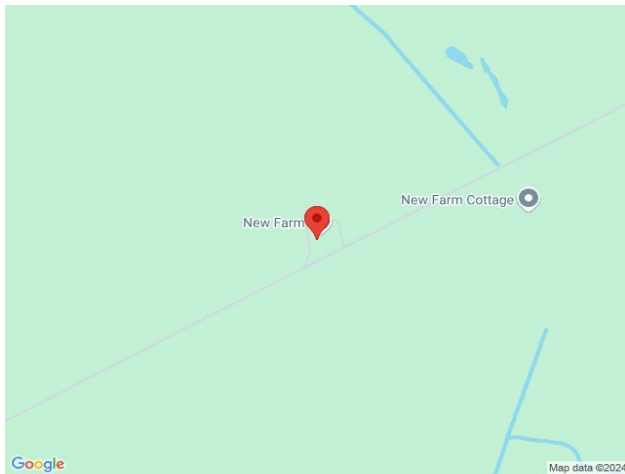
Ground Floor



Approximate total area¹⁾
 1857.42 ft²
 172.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



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