



## 3.262 Acres - Mill Farm Garden, Brigg Road

| Grasby, Barnetby | DN38 6AQ

Asking Price £595,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.



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An exciting opportunity to acquire this Fantastic Extended Four Bedroom Detached Cottage set in the most stunning gardens (3.262 Acres). The property sits in an elevated position offering breathtaking 360 degree views across the Lincolnshire Wolds. Situated on the fringe of this popular sought after village location the property offers spacious and versatile accommodation which briefly comprises entrance hallway, a formal dual aspect through lounge, dining room, snug, fitted kitchen, utility room, further utility/boiler room plus shower room and bedroom to the ground floor. To the first floor are three further double bedrooms and family bathroom. Externally the magnificent gardens which have been shown over the years as part of the 'National Open Gardens' Scheme, offers a host of out buildings, former windmill structure, and three garages with ample parking.

The property is also within the catchment area for Caistor Grammar School.

## Entrance

With stone feature open porch leading to a composite double glazed door.

## Entrance Hallway

With stairs to the first floor and archway to the snug.

## Snug

11'7 x 11'0 (3.53m x 3.35m)

With double glazed window to the front elevation, exposed ceiling beams, central heating radiator, television point and the focal point being a cast iron wood burning stove with slate tiled hearth and solid wood surround.







### Kitchen

16'7 x 8'1 (5.05m x 2.46m)

Having a range of wall and base units with laminate rolled edge work surfaces over and incorporating a single bowl ceramic drainer sink unit with mixer tap, space for a double oven, extractor hood, tiled floor, central heating radiator, double glazed window to the rear elevation and doors to:

### Lounge

29'9 x 14'10 (9.07m x 4.52m)

A superb triple aspect room with one double glazed window to the front, one to the rear, two to the side and French doors also to the side elevation. The room further provides decorative ceiling coving, television point, dado rail, four wall lights and two central heating radiators.

### Dining Room

12'10 x 11'1 (3.91m x 3.38m)

With double glazed window to the front elevation, exposed ceiling beams, feature window to the lounge, under stairs storage cupboard, central heating radiator and the focal point being a cast iron open fireplace with tiled hearth and solid wood mantle.

### Utility Room

8'2 x 6'9 (2.49m x 2.06m)

With base units having rolled edge laminate work surfaces over, space for fridge freezer, central heating radiator and door to:

### Rear Hallway

9'9 x 7'4 (2.97m x 2.24m)

With double glazed stable style door, tiled floor, central heating radiator, double glazed window to the rear and doors to:

### Boot Room/Utility

7'3 x 5'10 (2.21m x 1.78m)

providing cloaks storage, wall and base units with rolled edge work surfaces over, plumbing for automatic washing machine and oil fired boiler with pressurised hot water system.











### Shower Room

8'5 x 5'10 (2.57m x 1.78m)

A white suite comprising low level flush W.C, vanity hand wash basin, larger than average shower cubicle with 'rain forest' shower and detachable shower head, wall mounted chrome heated towel rail, tiled floor and ceiling coving.

### Bedroom Three - Ground Floor

13'2 x 9'6 (4.01m x 2.90m)

With double glazed window to the front elevation, ceiling coving and central heating radiator.

### To The First Floor

Landing with doors to:

### Bedroom One

12'0 x 11'1 (3.66m x 3.38m)

Having a range of fitted wardrobes with drawer set and vanity unit, central heating radiator and double glazed window to the front elevation offering superb views over the gardens and far reaching views beyond.

### Bedroom Two

11'7 x 11'1 (3.53m x 3.38m)

With central heating radiator, television point, and double glazed window to the front elevation offering stunning views.

### Bedroom Four

12'7 x 8'2 (3.84m x 2.49m)

With double glazed window to the rear, central heating radiator, built-in wardrobe and ceiling coving.

### Bathroom

8'8 x 8'3 (2.64m x 2.51m)

A white suite comprising low level flush W.C, vanity hand wash basin, panel enclosed bath with telephone style shower attachment over, chrome wall mounted heated towel rail, built-in half storage cupboard and tiled to splash backs.



### Parking/Garage

A driveway from the road provides access to the property which leads to ample parking to the rear of the property and three single garages.

### Gardens

The property sits in a plot of 3.262 Acres of magnificent gardens which over the years have been part of the 'National Open Garden Scheme'. The gardens have been lovingly landscaped by the current owners providing well groomed and stocked borders, mature trees plants and shrubs, a vegetable patch, laid to lawn gardens, pond, paved patio area and a super solid wood framed gazebo.

Various outbuildings include state of the art green house, two further green houses, summer house with terraced area and the remains of a former windmill which has been restored beautifully.

### Services

Heating: Oil

Mains Drainage

Mains Electric

### Additional Information

Floor Area: 167 Sq M

EPC Rating: D

Council Tax Band: C

Tenure: Freehold











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 167.1 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)  
Plan produced using PlanUp.

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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.