



# High House Farm Cottage, Spridlington Road

| Faldingworth, Market Rasen | LN8 3SQ

£475,000



**Perkins George Mawer & Co.**

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

# High House Farm

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Detached Character Home set in approximately 1.4 acres on the fringe of this sought after village between Market Rasen and Lincoln. Faldingworth has a local Primary School, Coach & Horses Pub and a Village Produce Stall selling fruit, veg and flowers. There are bus links into both Market Rasen and Lincoln which offer a wider variety of shopping and leisure services.

This sympathetically and lovingly improved home is perfect for anyone looking to keep a small pony or two with a paddock, three stables and other useful outbuildings or enjoy 'The Good Life' and turn your rural dream into a reality. There are amazing views over Lincolnshire countryside and you can have the best of both worlds being peaceful with no direct neighbours, yet only a 'stones throw' from the main village. Main accommodation comprises Dining Room, Kitchen/Breakfast Room, Boot Room, Living Room and Conservatory, whilst upstairs there are Four Bedrooms, an En-Suite Shower Room plus Bathroom. Anyone looking for a 'forever home', will be delighted to learn that there is Planning Permission to extend to the rear of the cottage.

- Rural Character Home
- Paddock, Stables & Outbuildings
- Two Receptions with Fireplaces
- Planning Permission to Extend
- Set in Approximately 1.4 Acres
- Open Views over Lincolnshire
- Four Bedrooms, Two Bathrooms
- Overage Clause on Paddock

## Dining Room

12'2 x 17'0 (3.71m x 5.18m)

Approached via oak front door. Cast iron fireplace with wood surround and mantel. Radiator. Fitted shelving. Doorway to Inner Hall and Stripped wood door to Kitchen/Breakfast Room.





### Kitchen/Breakfast Room

21'1 x 7'9 (6.43m x 2.36m)

Fitted base units. Roll top work-surfaces with inset single drainer stainless steel sink top. Two window to the rear. Radiator. Latched door to walk-in Pantry/Boiler Room. Multi pane glazed door to Boot Room and Latched door to the Living Room.

### Boot Room

10'4 x 9'10 (3.15m x 3.00m)

Windows to side and rear. Roll top work-surfaces with single drainer stainless steel sink top. Half glazed door to garden.

### Cloakroom

Low Level W.C. Wash hand basin. Window to rear. Radiator.

### Living Room

12'4 x 16'11 plus recesses (3.76m x 5.16m plus recesses)

Oak floor. Feature fireplace with log burner having beam over, for those cosy nights in. Two windows to the front. Door to:-

### Conservatory

11'10 x 8'10 (3.61m x 2.69m)

Tiled floor. Windows to Front, Side and Rear. Double doors to Rear.

### Landing

Window to rear. Linen cupboard. Radiator. Latched doors off.

### Bedroom One

11'9 x 17'9 plus recesses (3.58m x 5.41m plus recesses)

Two windows to the front with views over open countryside. Radiator. Latched door to:-

### Re-Fitted En-Suite

White step in shower. Low Level W.C. Trough style sink with cupboard under. Slate effect tiling to water sensitive areas. Window to rear. Matt black towel rail.

### Bedroom Two

11'10 x 9'3 plus recess (3.61m x 2.82m plus recess)

Window front overlooking open countryside. Radiator.

### Bedroom Three

11'10 x 7'10 (3.61m x 2.39m)

Window to front overlooking countryside. Radiator.

### Bedroom Four

10'5 x 6'5 (3.18m x 1.96m)

Window to rear. Radiator.



## Bathroom

6'5 x 10'7 (1.96m x 3.23m)

White suite of panelled bath having shower and screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Wood floor. Chrome towel rail. Window to rear.

## Front Garden

Approached via double opening timber gates. Expanse of lawn. Driveway providing parking. Gated entrance to the left hand side of the cottage which leads directly to the paddock and stables.

## Range of Outbuildings

Open Store 1 - 9'9 x 9'10 - Currently divided into two parts.

Open Store 2 - 9'9 x 9'9

Shed/Workshop - 9'7 x 9'5 - with light and electric

## Rear Garden

With well. Pond. Expanse of lawn. Flower borders. Greenhouse.

## Side Garden

Being mainly laid to lawn and having access to and from the Front and Rear Gardens.

## Triple Stables - Stable One

11'1 x 11'6 (3.38m x 3.51m)

## Triple Stables - Stable Two

11'2 x 17'2 (3.40m x 5.23m)

## Triple Stables - Stable Three

11'1 x 11'3 (3.38m x 3.43m)

## Smallholding Garden

Currently used for chickens. Water supply and electric. Gateway to:-

## Paddock

Accessed by pedestrian gate through the small holding garden or vehicle access from the drive to the left hand side of the cottage. Water supply.

## Additional Information

Tenure: Freehold

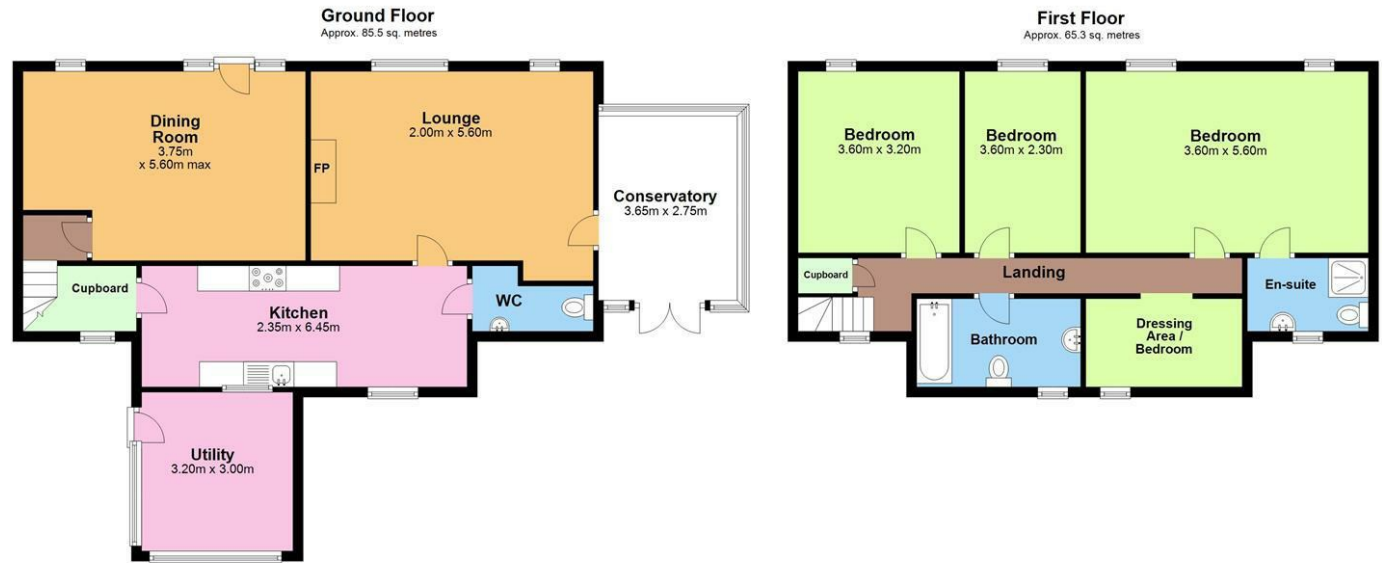
Energy Rating: E

Agents Note: There is a 20 year Overage Clause on the Land which dates from 10th March 2016

Services: T.B.C.

Council Tax Band: T.B.C.





Total area: approx. 150.8 sq. metres

Floor Plan is for illustration purposes only; Measurements are to be used as a guide only. Created by Robin Mapleston/info@epcforproperty.net  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.