



3.03 Acres - Porritts Farm, Church Lane

| Langton-By-Wragby, Market Rasen | LN8 5PX

£675,000



Perkins George Mawer & Co.

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

3.03 Acres - Porritts Farm

Church Lane |
Langton-By-Wragby, Market Rasen
| LN8 5PX

A Georgian style Farmhouse in a quiet 'Backwater' within this small village. Langton-By-Wragby was named after Henry Langton, whose son Stephen became Archbishop of Canterbury in the early 13th century. There is the Stephen Langton Trail devised to celebrate the 800th anniversary of the sealing of the Magna Carta which leads to Lincoln where an original copy of the charter is kept. Nearby Wragby lies about one mile away and has a good selection of local shops, pubs, leisure centre doctors and a Co-Op Food Store. A greater variety of shopping and leisure services can be found in either Horncastle or Market Rasen, both under ten miles or Lincoln City under fifteen miles all having good Schooling for all ages.

This is a Potton Home, a Timber Framed Self Build Design, which has the look of a Georgian home, yet all the practicalities and efficiency levels of a modern home as it was built in 1991/92 enhanced by the addition of solar panels and sealed unit double glazed sash style windows. Accommodation comprises: Entrance Vestibule, Reception Hall, Cloakroom, Living Room with Ornate Fireplace, Dining Room, Re-Fitted Kitchen with Veined Granite Work-Surfaces, Utility/Boot Room, Orangery and Family Room. On the First Floor there is an Imposing Galleried Landing, Four Bedrooms, Family Bathroom plus En-Suite Shower Room.

Nature lovers will drawn to these grounds of around 3.03 acres which blend formal lawned gardens, vegetable plot and ponds together with an area of garden that has a throw back to Medieval Times with a nod to 'Ridge and Furrow' Grassland, as Meadow and Pasture. There are two Coppices, a Wildflower Meadow encouraging pollinating insects and other wildlife plus two Man-made Ponds & one Natural Pond.

Range of Outbuildings which include a Double Garage, Double Open Barn which is suitable for Motorhome or Tractor storage and an adjoining Log Store. Selection of Brick Stores/Potential Stabling and a Large Wooden Workshop are set round a Courtyard Area.

- Georgian style 'Potton' Farmhouse
- Peaceful Village Setting
- Three Reception Rooms
- Parking, E.V. Charger & Double Garage
- Additional Range of Outbuildings
- Timber Framed Self Build
- Orangery with Atrium
- Four Bedrooms & Two Bathrooms
- Double Open Barn & Log Store
- Possibility of Adjacent 4.4 Acre Paddock

Entrance Vestibule

Approached through panelled entrance door. tiled floor. White panelled inner door with glazed side screen to:-





Reception Hall

Oak floor. Ornate coving. Stairs to First Floor with white banister and turned spindles and cupboard under. Radiator. White panelled doors off.

Cloakroom

Oak floor. White suite of Low Level W.C. Wash basin in vanity unit with cupboard under. Window to side. Radiator.

Living Room

Ornate coving. Feature cast iron ornate fireplace with wood burning stove and marble hearth. Oak floor. Ceiling rose. Two picture windows to the front. Double radiator. Double glazed, double opening doors with matching side screens to the garden.

Dining Room

Oak floor. Picture windows to front and side. Coving. Double radiator.

Kitchen

Sage Green hand made wall and base units, matching 'dresser' style unit. Veined granite work-surfaces with inset one and a half bowl, stainless steel sinks. Built-in fridge/freezer, built-in dishwasher. Electric Aga. Window to side. Open to Family Room and Orangery. Door to Utility/Boot Room.

Utility/Boot Room

Run of fitted cupboards. Window to side. Broom cupboard. Stable door to garden.

Orangery

Lincolnshire oak floor. Atrium. Windows to side and rear. Bi-folds to garden. Vertical radiator.





Family Room

Multi pane double glazed, double doors with matching side screens to garden. Two radiators.

Galleried Landing

White banister and turned spindles. Windows to front and side. Ornate coving. Walk-in airing cupboard with hot water cylinder. Access to loft space. Radiator. White panelled doors off.

Bedroom One

Oriel window to the side. Two windows to the rear. Two radiators. Two double wardrobes. Coving. White panelled door to:-

En-Suite Shower Room

White suite of corner shower cubicle. Pedestal wash basin. Low Level W.C. Chrome heated towel rail. Window to side.

Bedroom Two

Two windows to the front. Radiator.

Bedroom Three

Windows to front and side. Radiator.

Bedroom Four

Double wardrobe. Radiator. Window to rear.

Bathroom

White suite of 'P' shaped bath with shower over and curved glazed screen. Low Level W.C. Pedestal wash basin. Tiling to water sensitive areas. Window to side. Chrome heated towel rail.

Grounds Surrounding

Extending to around 3.03 acres and including two coppices, potting shed, vegetable plot. Two man-made ponds, foot-bridge, rill and one natural pond, lawns and borders plus a 'Wildflower Meadow'.



Double Garage

18'7 x 18'7 - Approached via gravelled driveway. Electric Vehicle Charge Point and having light and electric.

Double Open Barn & Adjoining Log Store

23'9 x 22'9 - Light and electric. Suitable for housing a motor-home and tractor.

Range of Four Outbuildings plus Timber Store

Set round a courtyard and offering potential for stabling.

Timber Store: 18'0 x 9'8

'L' Shaped Outbuildings: 40'7 x 11'2 plus 15'0 x 11'1

Additional Information

Tenure: Freehold

Services: Mains Electric and Water. Septic Tank. Oil fired central heating.

Solar Panels: Owned. In the region of £3,000 income per annum plus personal usage.

E.P.C. Rating: T.B.C.

Council Tax: Band F - East Lindsey

Agents Note: This is a Potton Design, Timber Framed Self Build home.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.