



2 Church Farm Cottages
Potterhanworth, Lincoln

BROWN & CO



2 Church Farm Cottages, Barff Road, Potterhanworth, LN4 2DU

A beautiful period cottage which enjoys open field views and is nicely positioned on a quiet lane within easy walking distance of the heart of this highly sought after village. Offered for sale with no onward chain, the property provides deceptively spacious and well-balanced accommodation.

To the ground floor there is a generous kitchen/dining room, ideal for everyday living and entertaining, a welcoming living room, along with a utility room and WC. To the first floor are two double bedrooms serviced by a well-appointed bathroom.

Outside, the property benefits from a driveway providing ample off-road parking and a pleasant, enclosed lawned garden, creating an ideal space to enjoy the open countryside views and peaceful setting.



ACCOMMODATION

Ground Floor

Kitchen / Dining Room

Front entrance door and double glazed window to front, drainer sink inset to worktop, matching base and eye level storage units, integrated oven and hob with extractor over, space for fridge freezer, tiled splash backs, tiled flooring, beam to ceiling, radiator.

Living Room

Double glazed window to front, brick fireplace, beam to ceiling, radiator.

Utility

Double glazed window to rear, stainless steel drainer sink, worktop, tiled splash backs, spaces for washing machine and tumble dryer, tiled flooring, steps leading to rear entrance door and stairs rising to first floor landing.

WC

WC and wash basin.

First Floor

Landing

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bathroom

Double glazed window to front, WC, pedestal wash basin, bath with wall mounted shower unit over, heated towel rail, tiled flooring and walls.

Outside

To the front gated access leads to a gravel driveway providing ample off-street parking. Gated access leads to a generous, enclosed lawned garden with a gravel pathway and circular seating area. There is also a small enclosed yard and store to the rear of the property.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.



AGENT
James Drabble
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Energy performance certificate (EPC)		
2 Church Farm Cottages Barff Road Potterswath LN4 2DU	Energy rating	Valid until: 14 April 2036
	D	Certificate number: 1336-2124-9600-0745-1292
Property type	Semi-detached house	
Total floor area	96 square metres	

Rules on letting this property

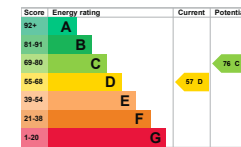
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

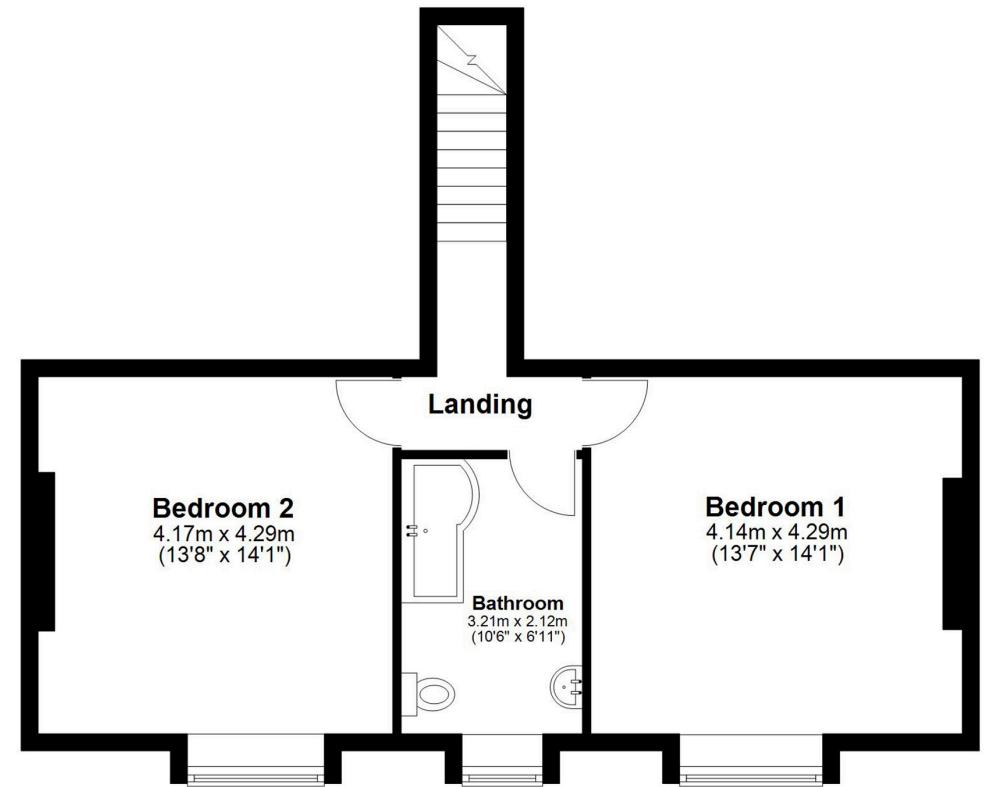
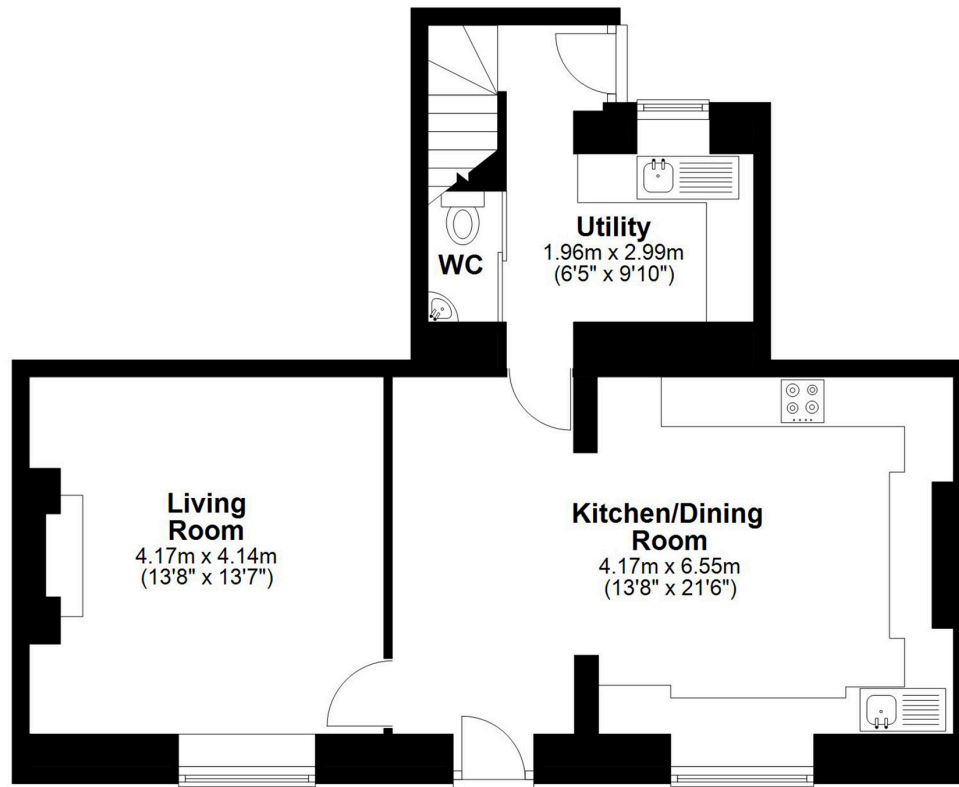
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Approx. 50.0 sq. metres (527.1 sq. feet)

Approx. 58.2 sq. metres (626.9 sq. feet)



Total area: approx. 108.1 sq. metres (1164.0 sq. feet)

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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