



Village Farm  
Eagle, Lincoln

**BROWN & CO**



# Village Farm, High Street, Eagle, Lincoln

Village Farm is an attractive collection of Grade II listed property set in around 0.73 of an acre in the heart of the village of Eagle. The site comprises a four bedroom dwelling extending to around 3,424 sq ft, an attached brick and pantile/slate barn extending to around 3,326 sq ft with full planning permission for conversion into a five bedroom dwelling and a further detached barn extending to 796 sq ft with full planning permission for conversion into a two bedroom dwelling.



## ACCOMMODATION

### Entrance hall

With stairs to first floor, single radiator, door to dining room and door to;

### Sitting Room 4.55m x 4.90m

Single glazed sash window to front elevation with wooden shutters, open fire, double radiator.

### Living Room 4.52m x 4.90m

Single glazed sash window to front elevation with wooden shutters, single radiator, fireplace which is currently boarded over, built-in storage.

### Dining Room 5.44m x 4.52m

Single glazed casement windows to side elevation, LPG gas fireplace, built-in storage cupboard, door to additional storeroom which is in need of full renovation and not accessible fully at present.

### WC

Single glazed casement window to side elevation, two piece suite comprising pedestal wash basin and mid flush WC.

### Kitchen 4.47m x 4.52m

Single glazed casement window to side elevation, fitted base unit with stainless steel double drainer sink, oil fired, boiler, built-in storage, stairs to;

### Bedroom Four/Home Office 4.38m x 4.52m

Situated above the kitchen with a single glazed casement window to side elevation.

### Pantry 3.84m x 4.34m

Single glazed casement window to side elevation, built-in shelving.

### Workshop 6.71m x 3.02m

Accessed externally, but could potential offer conversion into the main dwelling.

### First floor

#### Bedroom One 4.52m x 4.93m

Single glazed sash window to front elevation with wooden shutters, fireplace (currently boarded over), double radiator.

#### Bedroom Two 4.57m x 4.93m

Single glazed sash window to front elevation with wooden shutters, single radiator, built-in storage, door to;

### Bedroom Three 5.49m x 3.38m

Single glazed casement window to side elevation, single radiator, fireplace which is currently boarded over.

### Bathroom 3.58m x 1.60m

Single glazed casement window to side elevation, three-piece suite comprising panelled bath, wash basin, high flush WC, part tiled walls, single radiator.

### Study 2.41m x 1.80m

Single glazed sash window to front elevation and single glazed picture window to;

### Hallway

With stairs to attic rooms.

### Second floor

The attic is well proportioned and offers further conversion potential subject to changing the access staircase and any necessary planning or building regulation approval.

#### Attic Room One 4.52m x 5.18m

#### Attic Room Two 4.29m x 5.11m

#### Attic Room Three 5.65m x 2.51m

#### Attic Room Four 1.57m x 2.41m



## Outside

The property sits in a generous mature plot extending to around 0.77 acres as a whole. This of course may be subdivided to allow garden areas for the two proposed barn conversions. There are also a number of useful, brick and tile/slate outbuildings which sit close to the house.

## Amenities

Eagle is a small village located approximately 7 miles to the south west of the historic City of Lincoln. The village offers a local primary school, post office, village hall, park/playing field and a public house. Lincoln and Newark have a wealth of amenities and are easily accessible via the A46 Bypass which also links you to the A1 and Newark Northgate Station with a direct train to Kings Cross in 1 hour 18 minutes.

## Tenure & Possession

Freehold and for sale by private treaty.

## Council Tax

Band C

## Services

We understand the property has mains water, electric, oil fired central heating, LPG bottle gas for the gas fire and mains sewer connections.

## Town & Country Planning

The property has listed building consent on the 21st July 2021 from North Kesteven District Council for proposed alterations comprising of a new internal door and frame, insertion of a partition wall, re-opening of a bricked up internal wall and lowering steps to bathroom under application number 21/0787/LBC

## 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

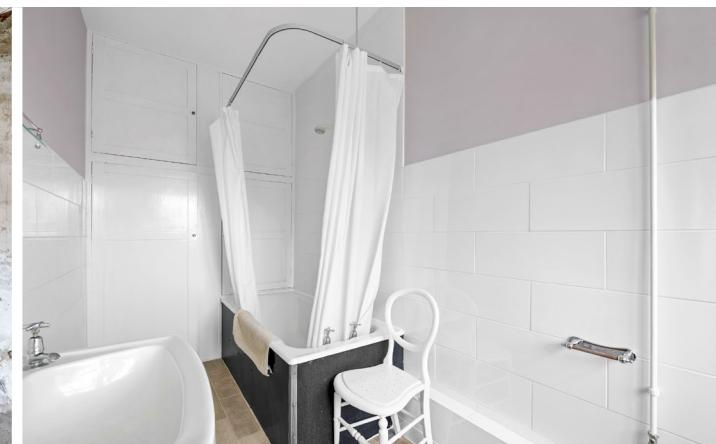
Viewing is strictly by appointment with the agent.

## Agent

James Mulhall

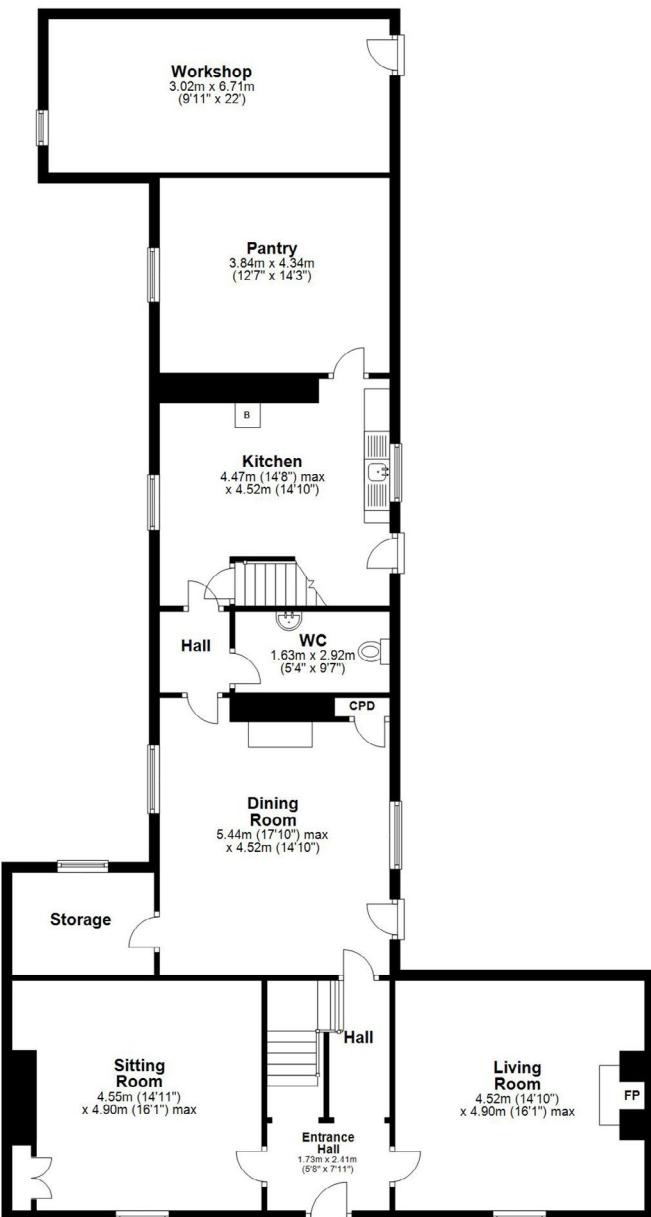
01522 504318

lincolnresidential@brown-co.com

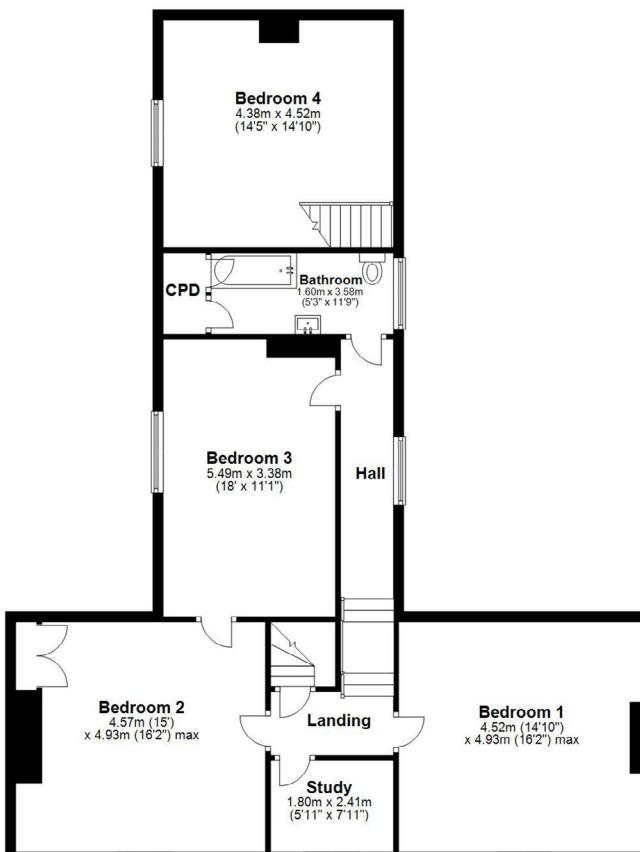


**Ground Floor**

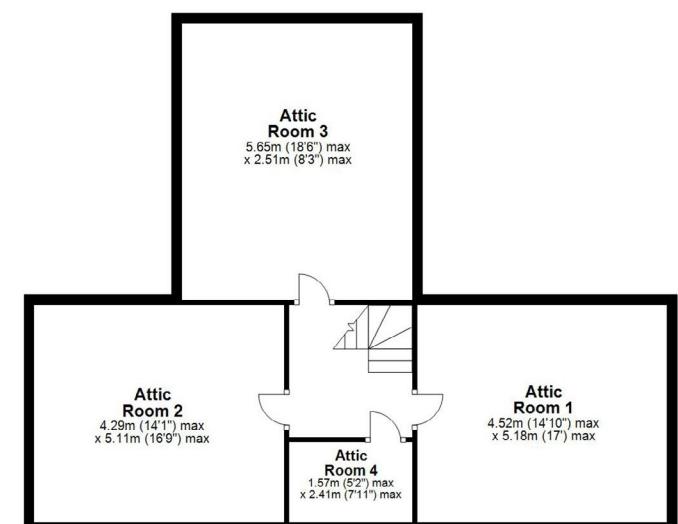
Approx. 153.2 sq. metres (1648.6 sq. feet)

**First Floor**

Approx. 110.7 sq. metres (1191.3 sq. feet)

**Loft**

Approx. 74.7 sq. metres (803.6 sq. feet)



Total area: approx. 338.5 sq. metres (3643.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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Plan produced using PlanUp.

**Village Farm, High Street**



# Barn One, Village Farm, High Street, Eagle, Lincoln

An opportunity to convert an attractive Grade II listed barn with full planning and listed building consent to create a substantial five bedroom family home extending to around 3,424 sq ft.



## PROPOSED ACCOMMODATION

Entrance hall  
Snug  
Formal Lounge  
Formal Dining Hall  
Library  
Family Room  
Kitchen  
WC  
Utility

First Floor  
Bedroom  
En-Suite  
Bedroom  
Bedroom  
Bathroom  
Bedroom

There is also a useful outbuilding associated with barn One which extends to around 365 sq ft and could be renovated to be used as garaging.

## Tenure & possession

Freehold and for sale by private treaty.

## Town & Country Planning

The site was granted full planning permission on the 19th June by North Kesteven District Council for the conversion of existing buildings to form 2no. dwellings under application number 22/1625/FUL. The site also has listed building consent under application number 23/0099/LBC.

## Buyer identity check

Please note that prior to acceptance of any offer, Brown&co JHWalter 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.

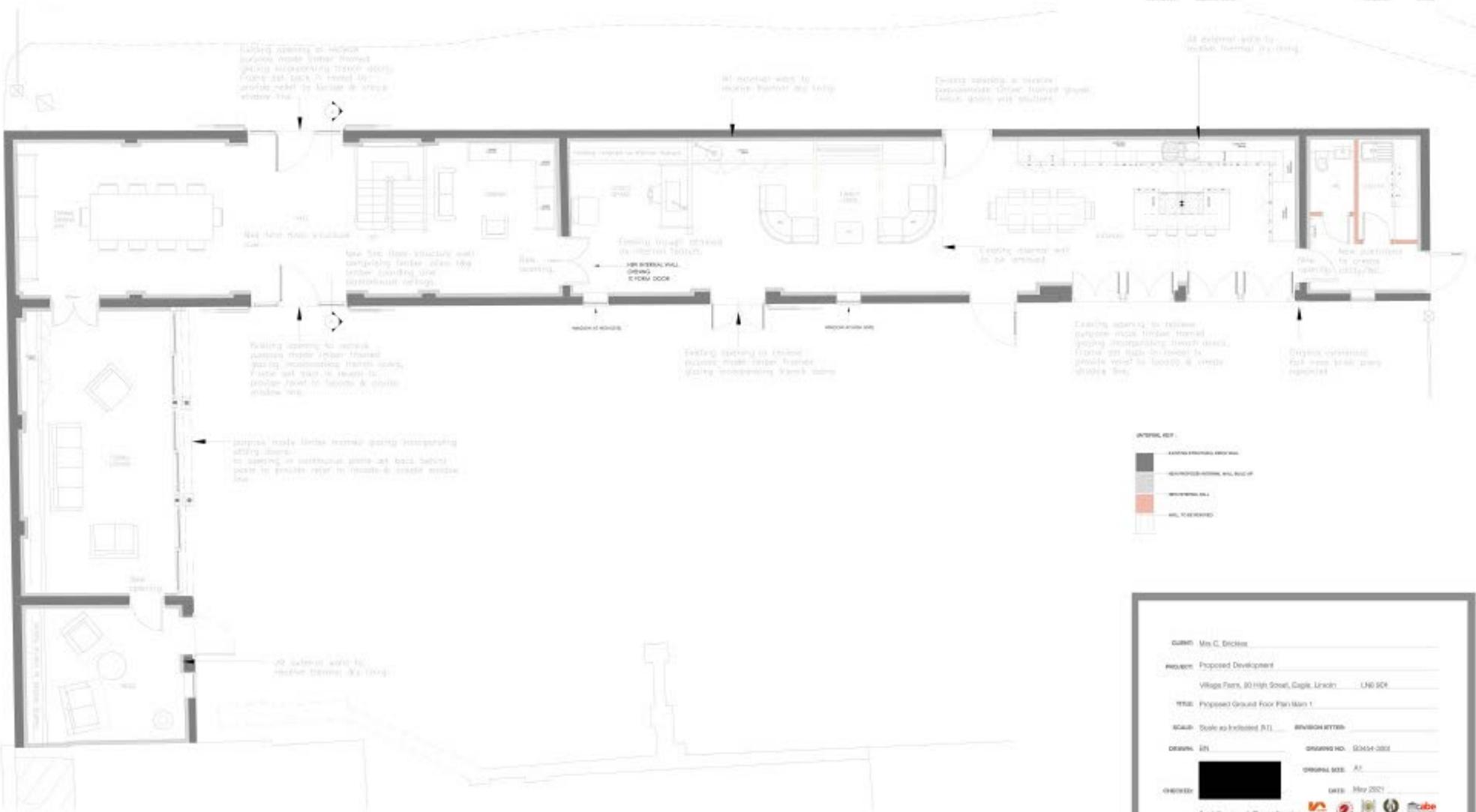
## Viewing Procedure

Viewing is strictly by appointment with the agent.

## Agent

James Mulhall  
01522 504318  
[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

REVISION DESCRIPTION MADE BY DATE



PROPOSED GROUND FLOOR BARN1

SCALE 5 μm

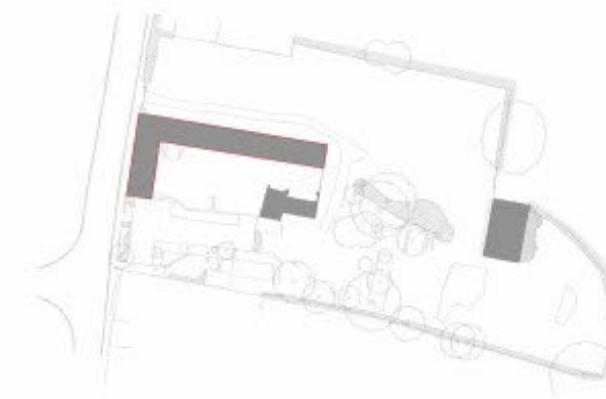


547



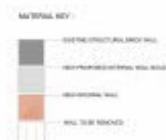
PROPOSED FIRST FLOOR PLAN BARN 1

1158  
SOMS



LOCATION KEY - BARN

TO XC



NAME: Mrs C. Brookes	
PROJECT: Proposed Development	
Village Point, 20 High Street, Easing, Lincoln LN6 8CH	
TYPE: Proposed First Floor Plus Bays 1 with Losses Key	
SCALE: Scale as Indicated (A1)	REVISION LETTER:
DESIGN: Site	DRAWN BY: JSM
DRAWN: 08/01/2020	
CHECKED: 	
DATE: October 2021	
ARCHITECTURAL CONSULTANTS:      	
<p>SECTION: 12/2 Main Design Route Number: 01205 362000 Ext: 220 <a href="mailto:architect@architects.co.uk">architect@architects.co.uk</a>          ADDRESS: 18 Station Street, Horncastle, Lincs, LN10 1PL <a href="http://www.architects.co.uk">www.architects.co.uk</a>          ALIAS: <a href="http://www.laboltd.co.uk">www.laboltd.co.uk</a>          HOURS/DAY: 08:00 - 17:00          DAY OFF: <a href="http://www.laboltd.co.uk">www.laboltd.co.uk</a>          HOURS/WEEK: 40          DAY OFF: <a href="http://www.laboltd.co.uk">www.laboltd.co.uk</a>          BY ARRANGEMENT: <a href="http://www.laboltd.co.uk">www.laboltd.co.uk</a></p>	
<p><a href="http://www.laboltd.co.uk">www.laboltd.co.uk</a> <a href="mailto:architect@architects.co.uk">architect@architects.co.uk</a></p>	

DOWLMAN  
Well Diversified & Experienced



## Barn Two, Village Farm, High Street, Eagle, Lincoln

An opportunity to convert an attractive Grade II listed barn with full planning and listed building consent to create a two bedroom home extending to around 796 sq ft.



### PROPOSED ACCOMMODATION

Open Plan Family/Living/Dining Room  
Kitchen  
Bathroom  
Bedroom One  
Bedroom Two

### Tenure & possession

Freehold and for sale by private treaty.

### Town & Country Planning

The site was granted full planning permission on the 19th June by North Kesteven District Council for the conversion of existing buildings to form 2no. dwellings under application number 22/1625/FUL. The site also has listed building consent under application number 23/0099/LBC.

### Buyer identity check

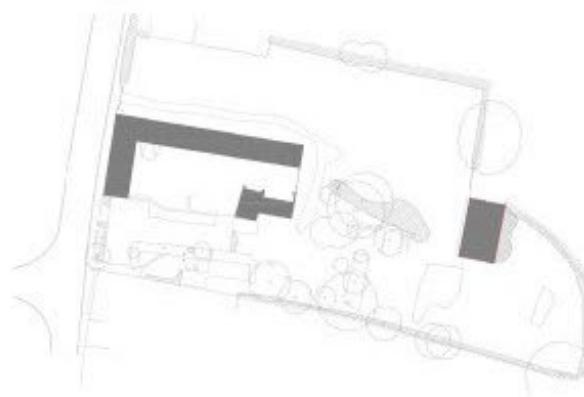
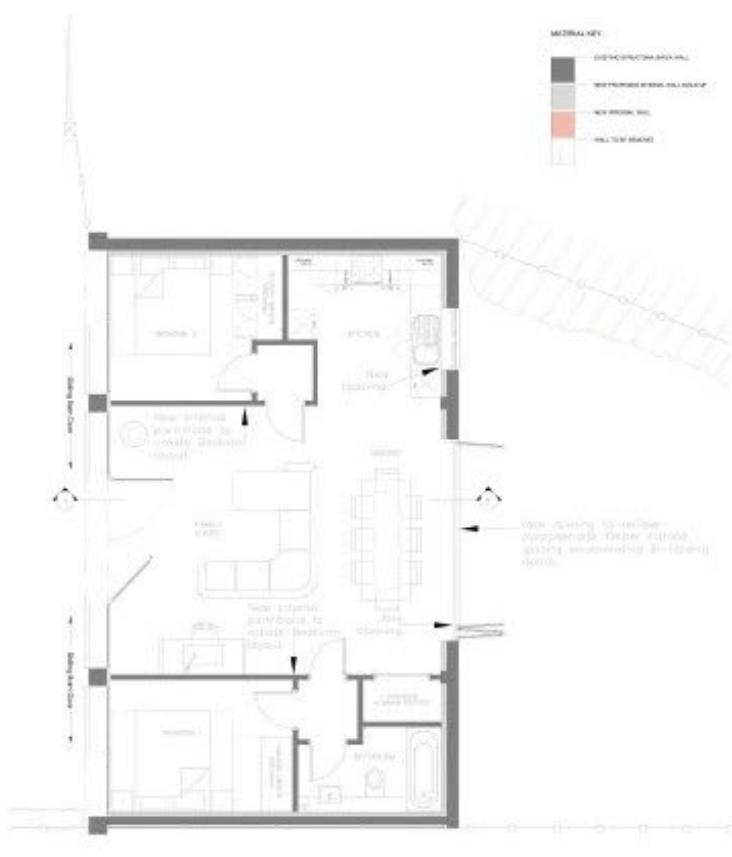
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### Viewing Procedure

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### Agent

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01522 504318  
[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)



LOCATION KEY - BARN 2  
NOTE TO SCALE  
N



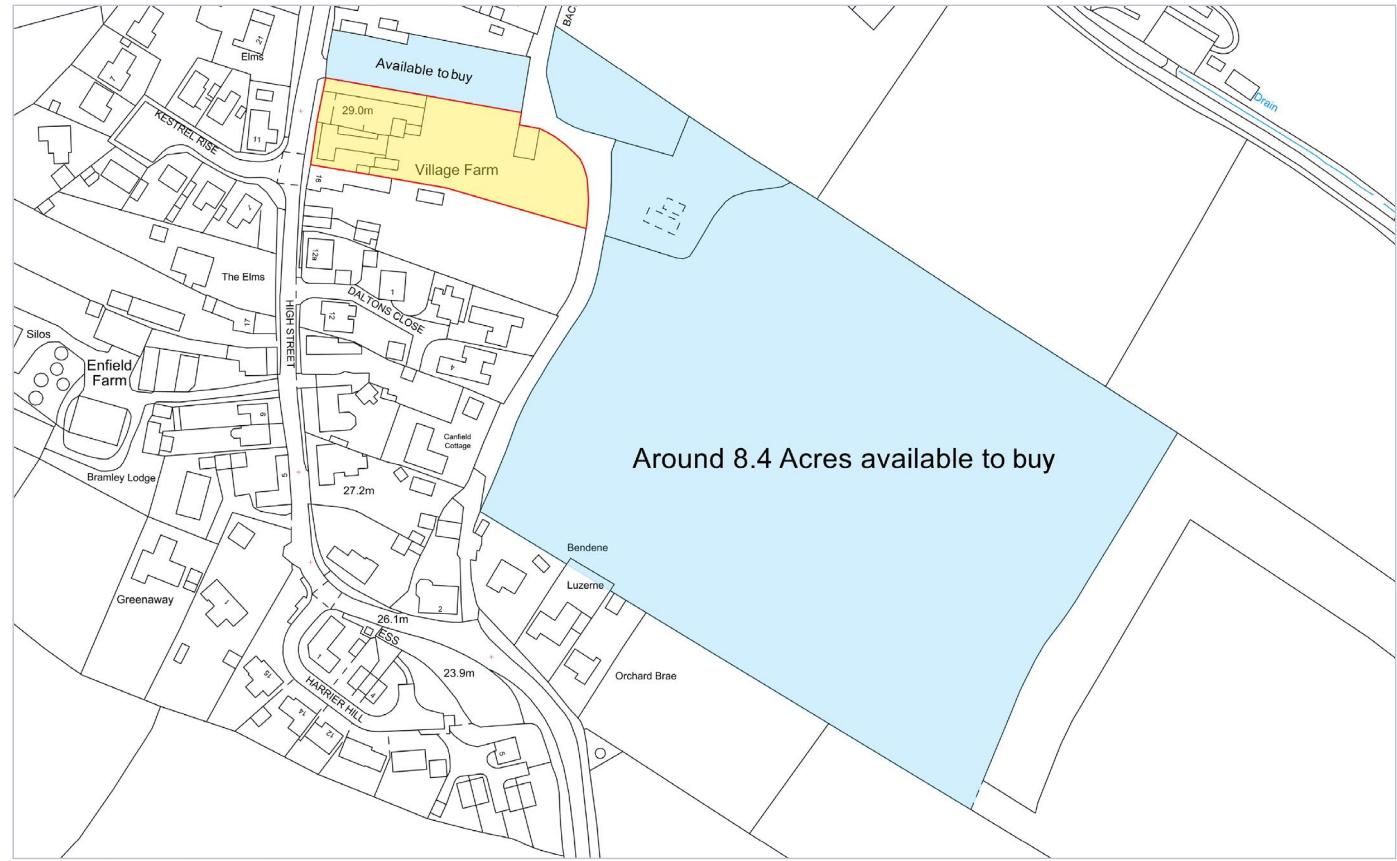
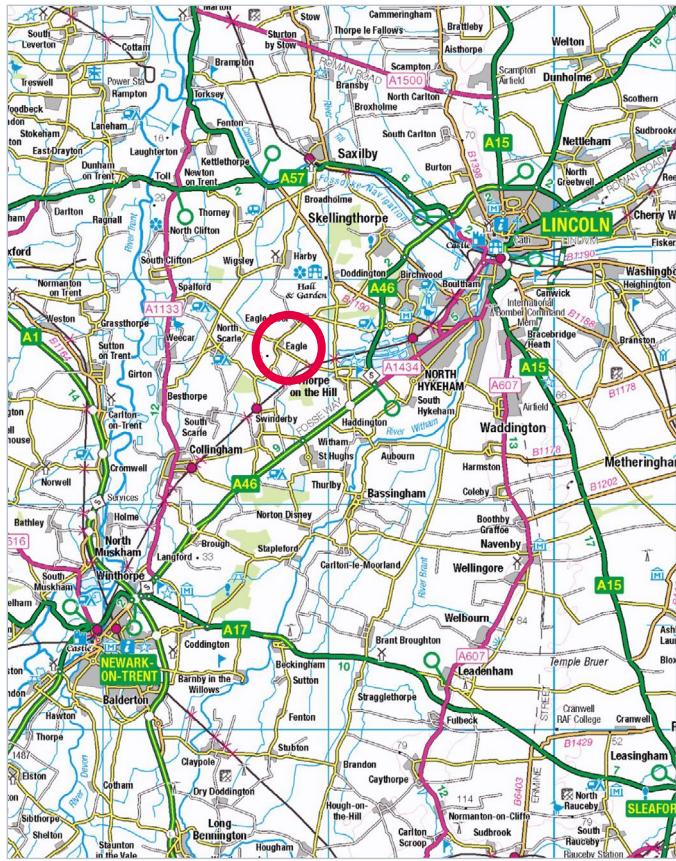
SECTION E-B  
SCALE 1:50

PROPOSED GROUND FLOOR PLAN BARN 2

SCALE 1:50  
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5m  
Scale bar 1:50.

client: Mrs C. Brough	project: Proposed Development
Vilaga Farm, 20 High Street, Gagle, Lincoln, LN6 9QH	
ref: Proposed Floor Plan & Section with Location Key for Barn 2	
scale: Scale as indicated A1	revision letter: A1
drawn: LN	drawing no. R345H-008
checked:	original size: A1
date: October 2021	
Architectural Consultants	
<small>Architect: Dowman Architects Ltd. Tel: 01522 532122 Email: info@dowmanarchitects.co.uk Project Manager: Mr. C. Brough Tel: 01522 532122 Email: cbs@dowmanarchitects.co.uk Surveyor: Mr. C. Brough Tel: 01522 532122 Email: cbs@dowmanarchitects.co.uk Structural Engineer: Mr. C. Brough Tel: 01522 532122 Email: cbs@dowmanarchitects.co.uk Building Control: Mr. C. Brough Tel: 01522 532122 Email: cbs@dowmanarchitects.co.uk Planning Officer: Mr. C. Brough Tel: 01522 532122 Email: cbs@dowmanarchitects.co.uk</small>	
<a href="http://www.dowmanarchitects.co.uk">www.dowmanarchitects.co.uk</a>	





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<https://what3words.com/twist.chairs.suits>

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