



CHURCH FARMHOUSE

Stroxton, Grantham, Lincolnshire



SUMMARY

Nestled in the quaint village of Stroxtun, Church Farmhouse offers well-proportioned family living in a period property filled with character and charm. Situated in a generous plot totalling approximately 9.82 acres (3.97 hectares), the property enjoys an outlook over the adjoining farmland.

4.82 acres (1.95 hectares) of the land, including a substantial pond, is currently being surrendered from an Agricultural Holdings Act 1986 tenancy agreement.

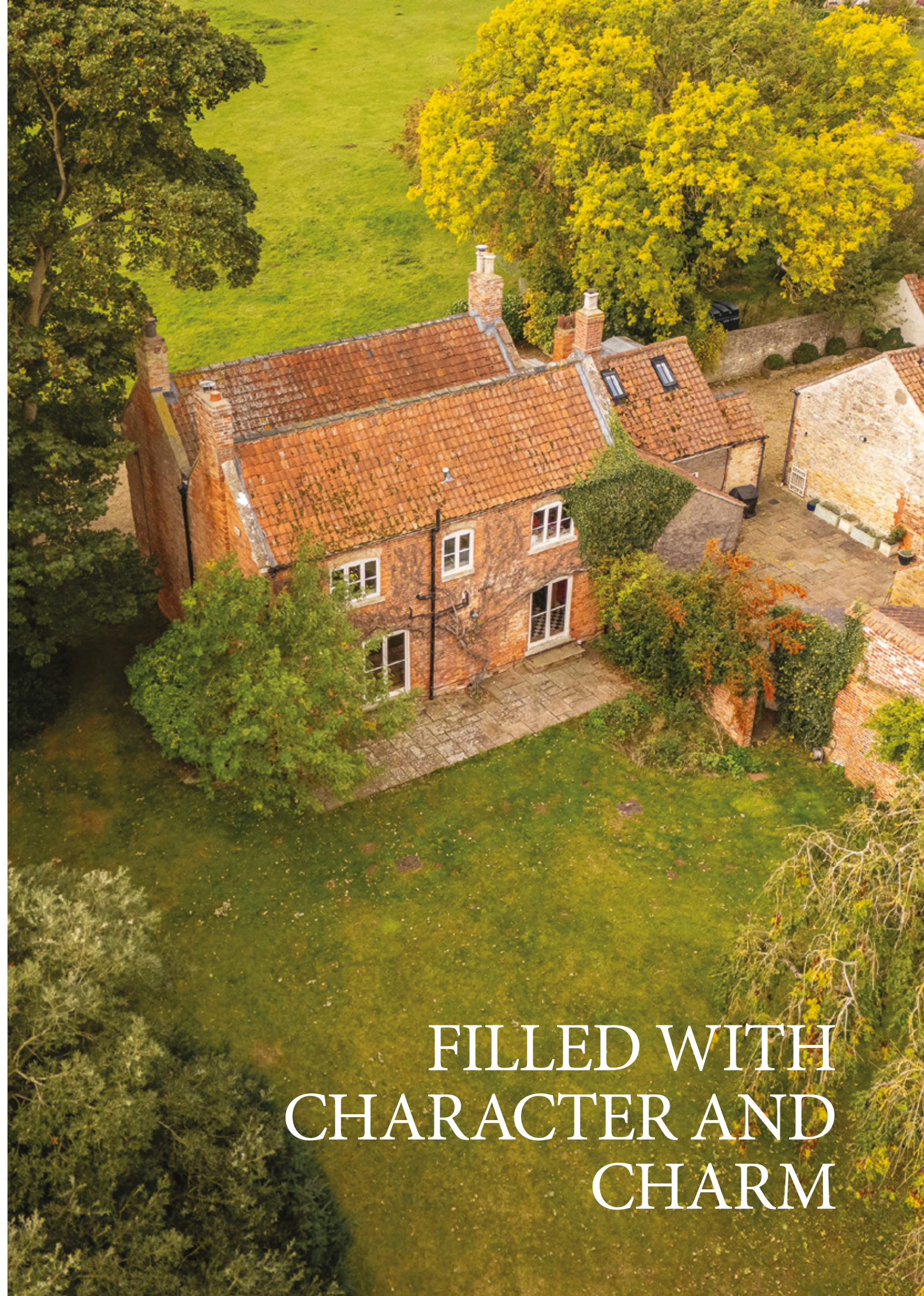
The property offers approximately 3,040 square feet of living space, arranged across two floors. The accommodation includes a farmhouse kitchen, three large bright reception rooms and four double bedrooms together with two ensembles and a family bathroom.

Externally, a range of traditional outbuildings provide excellent storage with the potential for conversion to alternative uses including further accommodation or equestrian facilities (subject to the necessary planning consents). In addition to private mature gardens, Church Farmhouse also offers paddock land and a range of outbuildings including a former cart shed, along with an area of hard standing.

A further 4.82 acres (1.95 hectares) of land, being a combination of grass and woodland with a generous pond (shown shaded blue on the enclosed plan) adjoining the property is also available. The land is currently subject to an Agricultural Holdings Act 1986 tenancy which is in the process of being surrendered.

Church Farmhouse offers flexible space with excellent scope for redesign. The mature grounds and paddock create a secluded and rural setting. Nearby amenities and good transport links ensure the property is practical and ideally suited to modern living.

The property is being sold by Fixed Charge Receivers acting as agents for the registered proprietor and without personal liability. The Receivers have not occupied the property and accordingly provide no warranty, representation or guarantee as to the accuracy of the information contained within these particulars.



FILLED WITH CHARACTER AND CHARM



LOCATION

Within the village of Stroxtan, the property enjoys a peaceful, rural setting but benefits from the convenience of being less than five miles from the market town of Grantham. Grantham provides an excellent selection of shops and services, along with a mainline railway service offering frequent direct trains to London King's Cross. The A1 is also close by, with both northbound and southbound junctions accessible within 10 minutes of the property.

Close to the Leicestershire border, Church Farmhouse is situated in the North Kesteven district of south-west Lincolnshire. The property lies a stone's throw from the sought-after Vale of Belvoir and is in close proximity to various local attractions as well as an excellent range of schools in the area. Enjoying a prime situation, Church Farmhouse also benefits from being less than 30 minutes from attractive, historic market town of Stamford.



ACCOMMODATION

GROUND FLOOR

Entrance Hall (6.16m x 4.41m) An impressive entrance to Church Farmhouse with traditional polished flagstone floor and an open fireplace, the hall leads to the main living spaces downstairs, along with stairs up to the first floor.

Kitchen (5.49m x 5.10m) Well-proportioned farmhouse kitchen with substantial central island unit. The space offers flexibility and room for a table perfect for family and casual dining. The kitchen is also accessible directly from outside via a convenient side porch.

Utility Room (4.15m x 2.31m) Useful additional space with a sink and storage. There is also access via an external door to the rear courtyard.

Between the Kitchen and Utility Room is a shelved pantry.

Downstairs Cloakroom Convenient downstairs cloakroom with WC and sink unit plus additional built-in storage.

Dining Room (4.75m x 4.35m) Well-proportioned dining room with an open fireplace and French windows opening out onto the lawned garden.

Lounge (6.30m x 4.35m) Spacious and bright reception room, perfect for entertaining; the lounge benefits from French windows which flood the room with natural light and provide access to the garden. Internally, a set of double doors connect the Lounge with the adjacent Sitting Room which can be opened to create a substantial and versatile space for hosting guests.

Sitting Room (4.89m x 4.41m) A cosy reception room with marble surround, open fireplace as an attractive centrepiece. French windows open out to the rear of the property, overlooking the paddock land.





FIRST FLOOR

Master Suite (4.68m x 4.42m) Sunny and spacious double bedroom with feature fireplace and a built-in wardrobe, leading to an ensuite with dressing area included.

Dressing Room and Ensuite Ensuite bathroom with WC, vanity unit, shower and freestanding bath. Included is a dressing area with fitted wardrobes.

Bedroom Two (4.89m x 4.41m) Characterful and bright double bedroom with original wooden flooring, fitted wardrobes and a feature fireplace. The room is accessed from the landing; internal bi-folding doors lead to Bedroom Three.

Bedroom Three (4.35m x 3.54m) Rear double bedroom with views over the garden. Accessed from the landing with internal bi-folding doors connecting the room to Bedroom Two.

Family Bathroom (3.21 m x 3.05m) Well-proportioned family bathroom with feature bath and separate shower plus a double vanity unit.

Bedroom Four (4.35m x 3.87m) Spacious and airy double bedroom overlooking the lawned garden. Two steps lead down to the adjoining ensuite bathroom.

Ensuite (4.35m x 2.55m) Bathroom with a WC, sink and shower over a bath. The room is filled with natural light by three roof lights.





OUTSIDE

Situated in a substantial plot, Church Farmhouse boasts versatile outside spaces, creating a peaceful and secluded setting in the property’s heart-of village location.

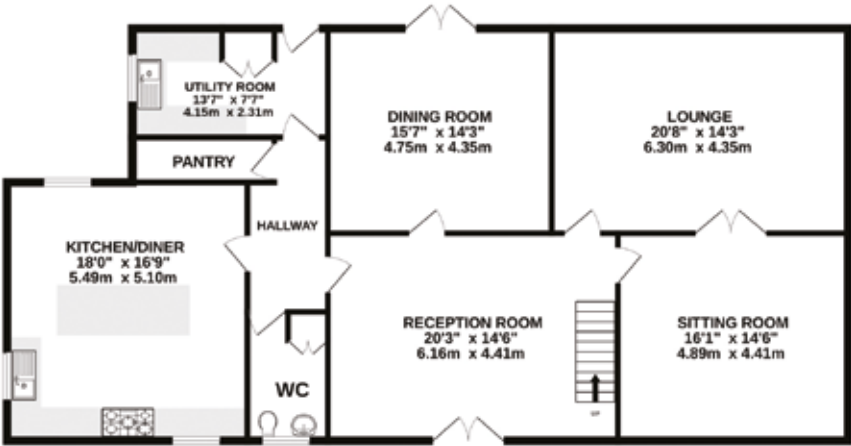
Church Farmhouse benefits from access both from the front and via a shared side route. a large gravel sweep providing ample parking and potential outdoor seating space. A courtyard to the side of the property then leads to a large lawn area, surrounded by mature trees and a large red brick wall to the north, creating a private and sheltered garden space.

A range of traditional buildings include various stores, two garages and a former cart shed. The buildings currently provide useful storage but are ripe for conversion to alternative uses (subject to obtaining the necessary consents).

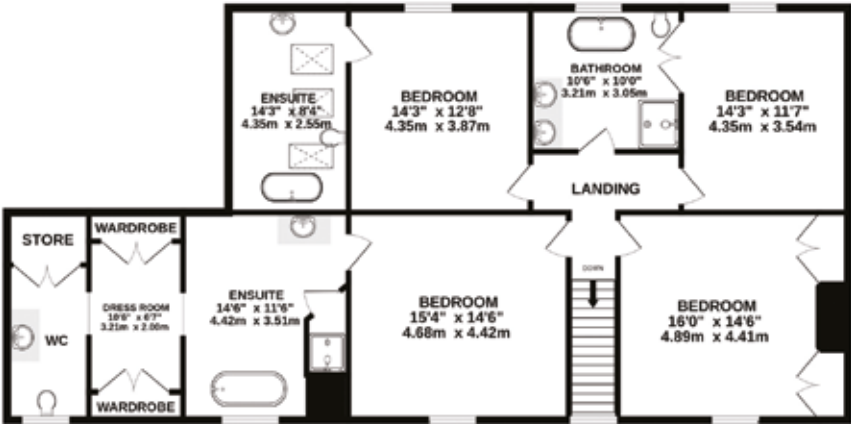
Extending west, to the rear of the property is a paddock measuring approximately 2.99 acres (1.21 hectares). An additional 4.82 acres (1.95 hectares) of land is also available along with a pond surrounded by trees. This land (shown blue on the enclosed plan) is currently subject to an Agricultural Holdings Act 1986 tenancy which is in the process of being surrendered.

CHURCH FARMHOUSE

Approximate Floor Area:
 Ground Floor = 1,592 sq ft / 147.9 sq m
 First Floor = 1,448 sq ft / 134.6 sq m
 Total = 3,040 sq ft / 282.4 sq m



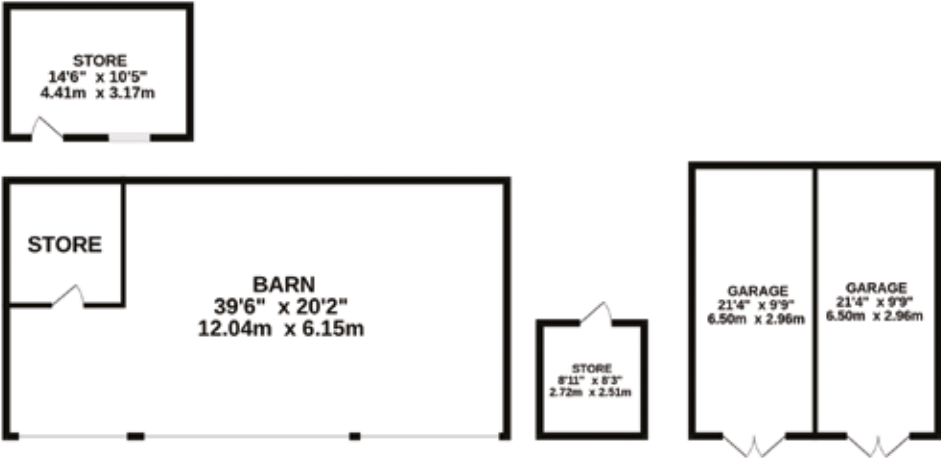
Ground Floor



First Floor

OUTBUILDINGS

Approximate Floor Area:
 1,436 sq ft / 133.4 sq m



For identification purposes only - Not to scale



GENERAL REMARKS & STIPULATIONS

TENURE & POSSESSION

The property is freehold, with vacant possession upon completion.

The additional land shown shaded blue on the plan is currently subject to an Agricultural Holdings Act 1986 tenancy which is in the process of being surrendered. Vacant possession of this land cannot be guaranteed until formal completion of the surrender process. Further details are available from the Selling Agents.

SALE BY RECEIVERS

The property is being sold by Fixed Charge Receivers acting as agents for the registered proprietor and without personal liability. The Receivers have not occupied the property and accordingly provide no warranty, representation or guarantee as to the accuracy of the information contained within these particulars.

Prospective purchasers should note that the Receivers have limited knowledge of the property and have relied upon information obtained from third parties. Purchasers must satisfy themselves by inspection and independent enquiries as to all matters relating to the property, its condition, services, planning status, rights, boundaries and any other matters affecting the property.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TITLE

The sale is subject to the property as comprised within the title(s) available for sale. Part of the land and/or buildings shown within these particulars may not currently form part of the registered title held by the Seller. Further information is available from the Selling Agents. Purchasers should rely solely upon information provided by their legal advisers following review of the title documentation.

LOCAL AUTHORITY & PLANNING

South Kesteven District Council, Council Offices, The Picture House, St. Catherine's Road, Grantham, NG31 6TT | 01476 406080

The property falls within the South Kesteven Local Plan (as adopted in January 2020) and is in a conservation area, designated by Historic England.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi -easements and all wayleaves whether referred to or not in these particulars of sale.

The access to the side of the property is shared, with third party-owned properties enjoying rights of access over the route.

A right of access to Stroxton Church is in place over the property.

SERVICES

Electric	Water	Drainage	Heating/Hot Water
Mains	Mains	Private (Septic Tank)	Oil

A separate gas tank fuels the kitchen range. The compliance of storage tanks and drainage systems have not been tested or checked to ensure whether or not they are compliant with the relevant rules and legislation.

None of the services, installations or appliances referred to in these particulars have been tested by the Seller or the Receivers and no warranty is given as to their condition or operation.

ENERGY PERFORMANCE CERTIFICATE

The current EPC is valid until 6th October 2035 and is an E (45) rating.



OUTGOINGS

The house is in council tax band E.

The charge for 2026/27 is £2,813.92

VALUE ADDED TAX

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Seller’s Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BUILDINGS & STRUCTURAL CONDITION

No structural survey has been undertaken by the Seller or Receivers. Purchasers must rely upon their own inspections and professional advice.

BOUNDARIES

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller’s Agent, will be responsible for defining the boundaries nor their ownership.

The Buyer will be responsible for installation of a stockproof boundary fence between the property and the adjoining farmland immediately upon completion.

PLANS & AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller’s Agent.

VIEWINGS

Viewing strictly by appointment only. Please contact the Seller’s Agent or the Brown & Co Lincoln office on the details below to arrange.

Viewing is at your own risk and neither the Seller’s Agent nor the Seller take any responsibility for any injury, losses or damages incurred during inspection.

SELLER’S AGENT

Brown&Co, 5 Oakwood Road, Lincoln LN6 3LH

Lucy Wilson

01522 457149 | 07990 783201 | lucy.wilson@brown-co.com

Annie Round

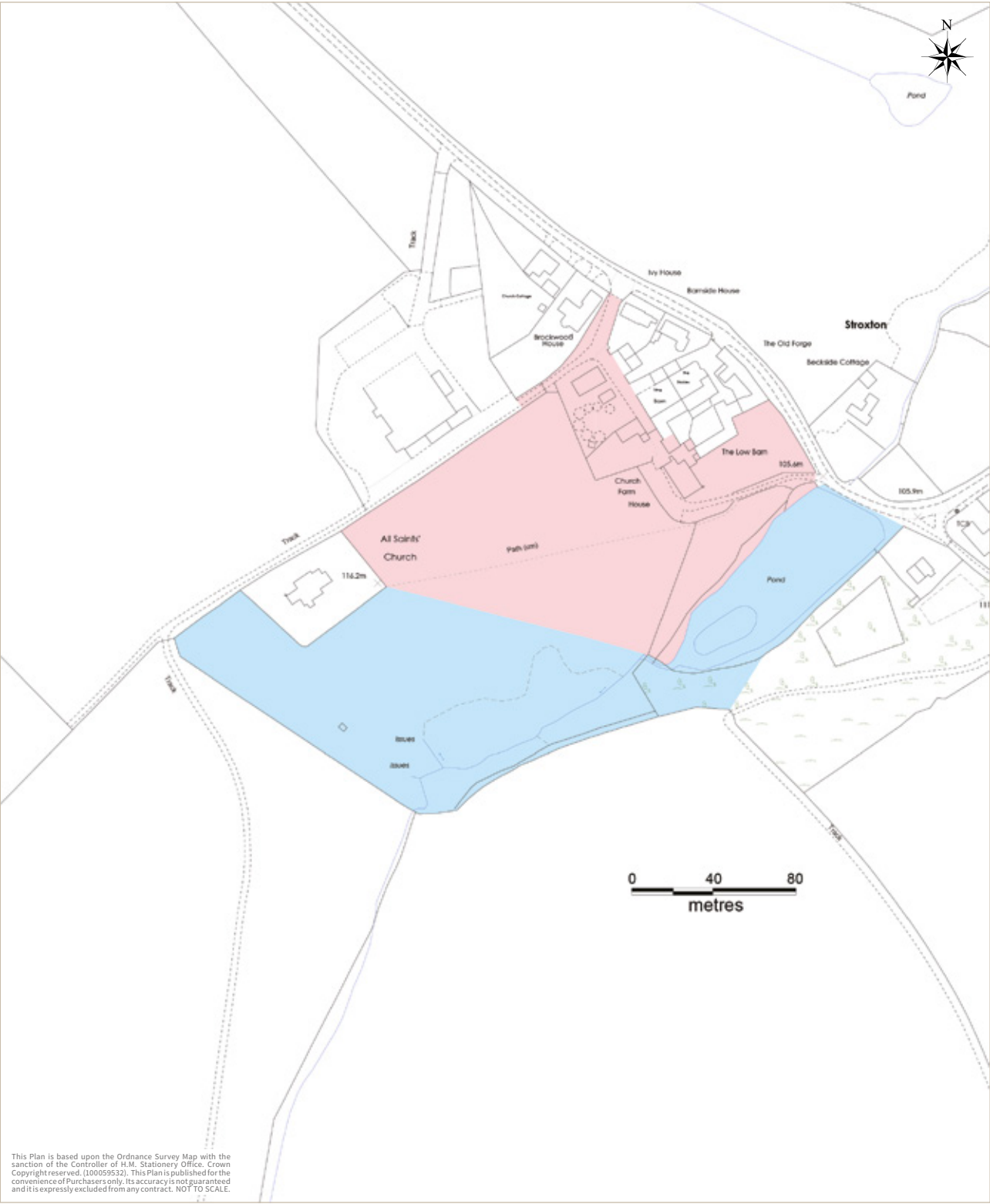
01522 457148 | 07768 646073 | annie.round@brown-co.com

SELLER’S SOLICITOR

TLT LLP, 1 Redcliffe Street, Bristol BS1 6TP

Robert Counsell

0333 006 0815 | robert.counsell@tlt.com



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