

Buy. Sell. Rent. Let.



School Farm, Main Road, Friskney, PE22 8SE



4



1



2

£395,000

When it comes to  
property it must be

  
lovelle



£395,000

 4  1  2

### Key Features

- NO ONWARD CHAIN
- Detached Farmhouse with Open Views
- Four Bedrooms
- Utility/Downstairs WC
- Garage, Workshop and Outbuildings
- Renovated Annexe Building
- EPC rating D
- Tenure: Freehold





WOW - Fantastic position, no immediate neighbours and OPEN VIEWS! Beautifully presented home with large garden, workshop and outbuilding PLUS renovated annexe building! The accommodation comprises large kitchen-diner with wood burning ESSE, lounge with log burner, utility/WC, four bedrooms and large family bathroom, with Oil central heating and UPVC double glazing, lovely large gardens all around with large brick and tile (newly refurbished) annex building with potential to create a 1 bedroom self contained living space for holiday let, annex or simply use to work from home! Large driveway! Workshop and garage plus further brick outbuilding, summer house and garden kitchen to enjoy the open field views. Wonderful home, beautifully presented in terrific semi-rural position. Located off the main road so little traffic past and no immediate neighbours offers a great escape put still less than half a mile to the pub (Barley Bow) and village shop and primary school just over two miles away. Skegness with further amenities and the golden sandy beach is also only seven miles away and the Market Town of Boston fifteen miles.

### Kitchen-Diner

6.34m x 3.93m (20'10" x 12'11")

Entered via a UPVC door, tiled floor, ESSE wood fired stove, fitted with range of base and wall cupboards, solid wooden worktops, 1 & 1/2 bowl sink, space for fridge freezer, central island with breakfast bar, radiator, door to hall and open doorway to;

### Lounge

4.56m x 3.6m (15'0" x 11'10")

With UPVC window, log burner, tiled floor, radiator, UPVC door to the front, fitted cupboards..

### Hall

With storage cupboard, tiled floor, stairs to the first floor, door to;

### Utility/WC

4.56m x 2.55m (15'0" x 8'5")

UPVC window to the rear aspect, low level WC, wash hand basin inset to vanity unit, radiator, tiled floor, fitted base cupboards, with worktops over, stainless steel sink, space and plumbing for washing machine and further appliance.

### Landing

With UPVC window to the rear aspect, doors to;

### Bathroom

2.91m x 2.59m (9'6" x 8'6")

With UPVC window to the side aspect, freestanding bath with mixer tap/shower attachment, separate shower cubicle, low level WC, pedestal wash hand basin, tiled floor, bathroom cabinet and further storage cupboard, extractor fan, ladder style radiator.

### Bedroom One

3.61m x 2.86m (11'10" x 9'5")

With UPVC window to the front aspect, radiator.

### Bedroom Two

3.61m x 2.8m (11'10" x 9'2")

With UPVC window to the front aspect, radiator.

### Bedroom Three

3.91m x 2.61m (12'10" x 8'7")

With UPVC window to the rear aspect, radiator.

### Bedroom Four

2.75m x 2.58m (9'0" x 8'6")

With UPVC window to the front aspect, radiator, fitted shelving and hanging (can be included or removed).

### Outside

A wide gravel and concrete drive with space for numerous /large vehicles leads to a metal single garage, behind the garage is a workshop. The property enjoys gardens all around mainly laid to lawn with timber storage shed adjacent to workshop, greenhouse/potting shed, further brick store, outdoor kitchen and annex building and a summerhouse. To the rear of the brick store is an enclosed area housing log store, external oil central heating boiler and oil tank.

### Garage

5m x 3m (16'5" x 9'10")

Of metal construction with vehicle entrance door to the driveway.

### Workshop

5.68m x 3.53m (18'7" x 11'7")

With power and light.

### Annex Building

4.28m x 3.68m (14'0" x 12'1")

With two windows, tiled floor, open fire/stove, ladder staircase leading to a loft space which in agents opinion offers scope for further conversion/annex self contained living space (subject to consent and planning).

### Garden Kitchen

Concrete patio area with stainless steel sink and worksurface, wood fired stove, outside power points and outside tap.

### Summer House

3m x 2m (9'10" x 6'7")

Carpeted with power, French doors and full length windows all with blinds.

### Brick Store

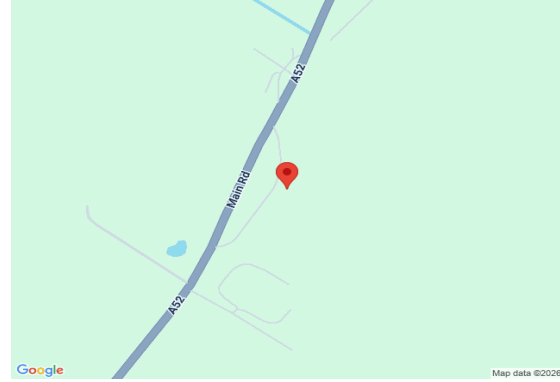
2.8m x 2.75m (9'2" x 9'0")

With power and light.

### Services

The property has mains electric and water, private drainage and oil fired central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

### Location

Located on the outskirts of Friskney with local amenities within a mile including village store and Post Office, regular bus services, Church, village hall, various social groups and pub/restaurant.

### Directions

From Skegness take the A52 south towards Boston for approximately 9 miles and the the for sale board will be found on the left hand side.

### Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/QhWcPHWfrQEgoCjLatWYMk/view>

### Material Information Data

Tenure: Freehold  
 Council tax band: C  
 EPC rating: D  
 Detached house, standard brick and block construction  
 4 bedrooms, 1 bathroom, 1 reception  
 Accessibility adaptations: None  
 Loft access: no  
 Outside areas: Front garden, Rear garden, and Side garden  
 No spray foam insulation  
 Mains electricity  
 Mains water  
 Mains foul drainage  
 No mains surface water drainage  
 Oil central heating, installed 5th Jul 2023  
 Heating features: Wood burner  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 ok, Vodafone good, Three good, EE ok  
 Parking: Driveway and Garage

Not in a controlled parking zone  
No disabled parking available  
Not a listed building  
Not in a conservation area  
No tree preservation order  
No environmental risks recorded  
No specialist issues recorded  
Onward chain: no

### Title Register Restrictions

Title register restrictions (LL368935):

The property is subject to a standard charity restriction. This means that any sale or transfer of the land must include a specific statement in the legal documents to confirm that the transaction complies with the Charities Act 2011. This is a routine requirement for land held by a charity.

### Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

### Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

### Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

### Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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When it comes to **property**  
it must be

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