



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Barnbrooke Farm Westfield Road Yarburgh LN11 0NU

**Offers Over
£600,000**

This spacious detached farmhouse enjoys a private and rural position within the Lincolnshire wolds, an area of outstanding natural beauty. Situated in the village of Yarburgh approximately 4 miles from the market town of Louth, the property and grounds are a former working farm, residing within extensive mature grounds of approximately 9.5 acres (subject to site survey), with stunning open views to all sides. Whilst undoubtedly ideal for equestrian pursuits, the property comes with large brick stables, cow sheds and barns and additional outbuildings which offer fantastic development potential for conversion into commercial holiday lets or annexe, subject to obtaining planning consents. The property itself is approached by a large gated driveway providing extensive and secure off road parking. Internal viewings will reveal flexible living accommodation throughout, comprising of: Entrance porch, hallway, lounge, dining room, sitting room, conservatory, fitted kitchen, ground floor bathroom suite, first floor landing, four bedrooms and shower room.

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Entrance Porch

8' 4" x 8' 8" (2.538m x 2.673m)

uPVC door to front opens into porch, further door leads into entrance hallway

Entrance Hallway

Leading to dining room, sitting room, kitchen and bathroom. Open entrance to side leads into sitting room. Built in storage cupboard

Sitting Room

7' 2" x 18' 1" (2.184m x 5.507m)

uPVC double glazed window to front. Radiator, tiled floor. Cast iron log burning stove. Door to rear leads into lounge. Door to front opens into staircase leading to first floor landing.

Lounge

14' 2" x 11' 0" (4.326m x 3.358m)

uPVC french doors to rear lead into the rear garden. uPVC window to side. Open fireplace. Radiator. Door to side leads into dining room

Dining Room

11' 3" x 12' 3" (3.434m x 3.736m)

Tiled floor, radiator. Double doors to rear lead into Conservatory

Conservatory

11' 7" x 10' 8" (3.54m x 3.25m)

uPVC double doors to side leads to outside. uPVC windows to rear and side

Fitted-Kitchen

12' 2" x 9' 7" (3.702m x 2.918m)

uPVC window to front and side elevation. Range of modern fitted units incorporating stainless steel sink unit with draining board, integral oven, hob and extractor, integral wine cooler. Tiled ceramic splashbacks

Bathroom

9' 8" x 10' 4" (2.938m x 3.153m)

Opaque uPVC window to side. Panelled bath with shower over and shower screen door. Pedestal wash basin, low flush w/c, radiator. Built in storage cupboard. Tiled floor

First Floor Landing

uPVC window to front, stairs to upper landing. Doors leading to all bedrooms and shower room

Bedroom 1

11' 8" x 11' 1" (3.557m x 3.368m)

uPVC window to rear, radiator

Bedroom 2

11' 8" x 14' 4" (3.546m x 4.366m)

uPVC window to rear, radiator, range of built in fitted wardrobes

Bedroom 3

7' 2" x 12' 1" (2.195m x 3.690m)

uPVC window to front, radiator , built in storage cupboard.

Bedroom 4

7' 3" x 8' 9" (2.205m x 2.674m)

uPVC window to front, radiator

Shower Room

7' 11" x 3' 9" (2.422m x 1.149m)

Walk in shower, pedestal wash basin, low flush w/c, radiator , tiled walls

Outside

The property is accessed by a entrance gate which opens into an extensive driveway providing parking for multiple vehicles. Large paddocks are accessible to the side and rear, with multiple brick farm buildings including stables, barn and cow sheds offering fantastic potential for development or conversion, subject to planning consents. There is also a static caravan on site, as well as a machine store and large shipping container . In addition to the paddocks, there is also large gardens to the rear of the property with patio and greenhouse, with a mature trees and open views to all sides. There's also a fish pond to the rear paddocks, which was previously a running established fishing pond, offering scope to be recommissioned with further potential commercial benefits to prospective purchasers



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

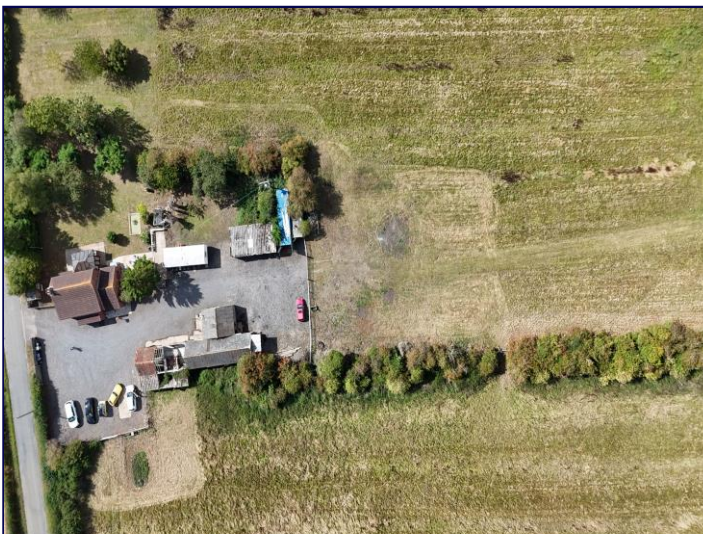
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



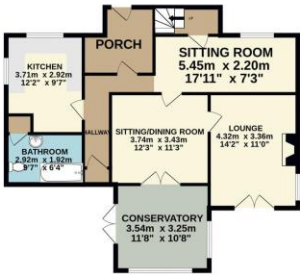


OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

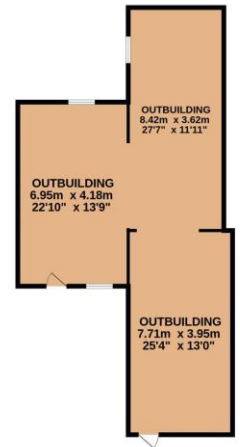
GROUND FLOOR
80.6 sq.m. (870 sq.ft.) approx.



1ST FLOOR
45.2 sq.m. (486 sq.ft.) approx.



OUTBUILDINGS
133.6 sq.m. (1,438 sq.ft.) approx.

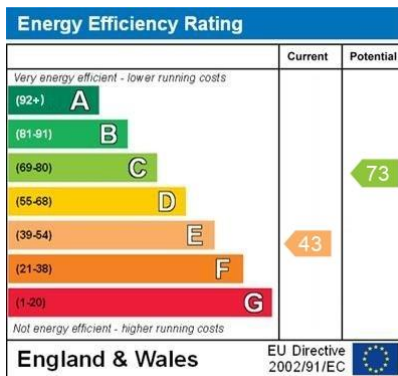


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TOTAL FLOOR AREA: 259.6 sq.m. (2794 sq.ft.) approx.

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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