



**Boundary Farm South Scarle Lane,
Swinderby, Lincoln, LN6 9JA**

Asking Price £735,000

Tel: 01636 611 811

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WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

*** BOUNDARY FARM COMPRISES A TRADITIONAL BARN CONVERSION, A LINK DETACHED COTTAGE, TOGETHER WITH A RANGE OF FARM BUILDINGS AND 3 PADDOCKS, IN ALL EXTENDING TO 3.787 ACRES ***

The properties are situated in open countryside between the villages of South Scarle and Swinderby. The barn conversion provides flexible and adaptable accommodation with potential for easy conversion to 2 or 3 bedrooms within the footprint areas. Oak Tree Lodge comprises a very attractive 3 bedroomed country cottage. There is a range of farm buildings comprising loose boxes, a pole barn, garaging, former stock buildings, and a hay store. The land is divided into three paddocks.

The barn conversion is constructed with traditional red brick elevations under a pantiled roof. There is a modern extension providing a corridor and link to the domestic accommodation. Central heating is oil fired with panelled radiators, a new 1,300 litre bunded oil tank installed externally April 2026. The original threshing barn is believed to date back to circa 1785. The renovation and conversion took place in 1999 with internal works continuing to date.

Oak Tree Lodge is constructed with rendered elevations under a tiled roof. The property has double glazed windows and central heating is propane gas fired. A new boiler was installed in 2024.

There are pleasant views from the property over open countryside, the location is convenient for Swinderby village just over a mile or so, where amenities including a primary school and public house are available. Facilities available at Collingham village (2 miles) include a medical centre, pharmacy, primary school, family butchers, Post Office and hairdressers. There is a railway station with services to Lincoln, Newark and Nottingham. Access points to the A1 are just north of Newark. Newark is on the main East Coast railway line with services from Newark Northgate to London King's Cross with journey times of just over 75 minutes.

The following accommodation is provided:

THE BARN



FRONT ENTRANCE PORCH



With Oak framed entrance door, leaded lights and stained glass.

INNER HALL



With radiator and centre opening doors to the lounge.

INNER HALL



DINING ROOM

21'5 x 13'4 (6.53m x 4.06m)



Heavily beamed ceiling, 3 windows, pine floor, 2 double panelled radiators and brick columns concealing steelwork introduced during the conversion. The dining room would have potential for conversion to additional bedroom accommodation.

DINING ROOM



LOUNGE

26' x 15'3 (7.92m x 4.65m)



Double church doors into lounge.

LOUNGE



LOUNGE



Vaulted ceiling with exposed King post truss sections. Inglenook fireplace with multifuel stove. There are arched window openings with pillars. Stone floor, mahogany wall panelling, and 3 panelled radiators.

Winding stairs to galleried landing and master bedroom suite. A bespoke handmade Ash staircase with newel posts and balustrades.

BEDROOM

21'11 x 14'1 (6.68m x 4.29m)



Main upstairs bedroom with vaulted ceiling, pine boarded floor, gable windows in the south west elevation, double panelled radiator.



View from main bedroom to lounge.

ENSUITE

11'9 x 9'11 (3.58m x 3.02m)



A corner hydro bath, pedestal basin, bidet, low suite WC, 4ft wide walk-in power shower with chrome fittings. Radiator and airing cupboard containing a hot water loop pipe.

The ground floor accommodation extends to:

REAR ENTRANCE HALLWAY



Corridor with Pine panelled ceiling gives access to Study/Bedroom and Kitchen.

STUDY/BEDROOM TWO

12'6 x 6'6 (3.81m x 1.98m)

With radiator.

KITCHEN

18'2 x 10'8 (5.54m x 3.25m)



KITCHEN



Craftsman made Oak units incorporating Granite and Oak working surfaces. Integrated electric hob, oven and dishwasher. Large Quartz sink unit with drainer, small stainless vegetable sink, radiator.

UTILITY/BOOT ROOM

Includes Worcester Bosch oil fired boiler, large Belfast sink, plumbing for washing machine, ducting for tumble dryer.

PANTRY

9'11 x 8' (3.02m x 2.44m)



Walk-in pantry with built-in Oak cupboards and drawers, shelving and Oak working surface.

FREEZER ROOM

11' x 8'2 (3.35m x 2.49m)



Oak rear entrance door.

THE FARM BUILDINGS





LEAN-TO BUILDING

BARN

25' x 17' (7.62m x 5.18m)

Timber frame, corrugated cladding and profile roof.
Electricity and water connected.

LOOSE BOX 1

15' x 12'8" (4.57m x 3.86m)

Electricity and water connected.

LOOSE BOX 2

15' x 12'8" (4.57m x 3.86m)

Electricity and water connected.

POLE BARN

50' x 51' (15.24m x 15.54m)

Part tin clad under a profile roof.

GARAGE

23' x 12' (7.01m x 3.66m)

With slatted sides.

RANGE OF LOOSE BOXES & FORMER PIG STYS

33' x 16'6" plus 35' x 16'6" (10.06m x 5.03m plus 10.67m x 5.03m)

(Overall measurements)

Breeze construction under a corrugated roof.

HEN HOUSE & RUN

FOUR BAY POLE BARN

With profile roof.

FEED STORE

21'6" x 11'5" (6.55m x 3.48m)

Breezeblock construction under a profile roof. Fluorescent lighting, water and electricity connected.

POLE BARN

With loose box potential.

WOOD STORE

2 STORE ROOMS

Each measuring 13' x 9' approximately.



The land is divided into 3 fenced paddocks.

OAK TREE LODGE



GROUND FLOOR



Enclosed porch, solid Oak entrance door, leaded light windows.

ENTRANCE HALL



Quarry tiled floor, built-in cupboard, hatch to the single storey roof space.

ENTRANCE HALL & PORCH



SITTING ROOM

24'2 x 11'8 (7.37m x 3.56m)



Heavily beamed ceiling in the dining area believed to be 300 years old. Centre chimney breast and log stove with stone surround and cowl, 2 radiators, 2 south facing windows, and a window also in the east elevation.

DINING AREA



LOUNGE AREA



Connecting doors to the Main Hall from Dining Area and Kitchen:

MAIN HALL

22'8 x 5'5 (6.91m x 1.65m)



Staircase and built-in cupboard containing the Ideal LPG central heating boiler installed 2024. Storage cupboard with double doors.

KITCHEN

18' x 7'11 plus 6'5 x 6'10



Fitted with reclaimed handmade pine units, comprising base cupboards and working surfaces, incorporating a one and a half sink unit. Rangemaster electric cooker, integrated dishwasher, Oak surfaced breakfast bar. The kitchen has a dual aspect, beamed ceiling and radiator.

KITCHEN



KITCHEN



PANTRY

6'8 x 4'11

A walk-in pantry with quarry tiled floor and shelving.

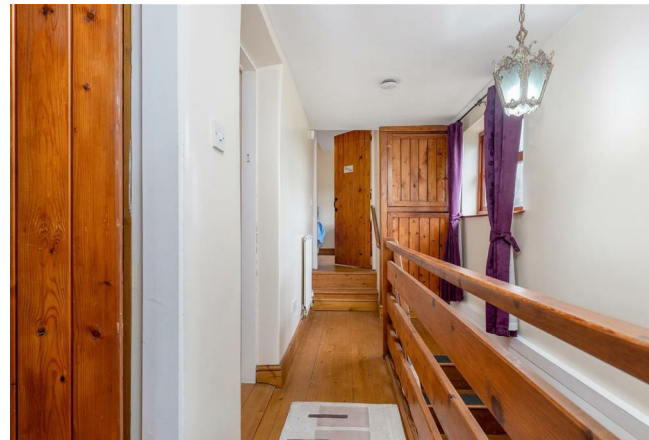
CLOAKROOM

5' x 4'8 (1.52m x 1.42m)

Low suite WC, basin, quarry tiled floor, radiator.

FIRST FLOOR

GALLERIED LANDING



With radiator, and linen cupboard.

2 steps leading to:

BEDROOM ONE

12'10 x 7'9 (3.91m x 2.36m)



Small built-in wardrobe, pine boarded floor. Dual aspect with pleasant open views.

JACK & JILL BATHROOM

7'11 x 5'4 (2.41m x 1.63m)



Bath with electric shower, basin, low suite WC. Pine boarded floor, heated towel rail.

BEDROOM TWO

11'11 x 11'11 (3.63m x 3.63m)



Fitted pine wardrobes, radiator.

BEDROOM TWO



BEDROOM THREE

12'5 x 13'5 (3.78m x 4.09m)



Pine boarded floor, double pine built-in wardrobe, radiator.

BEDROOM THREE



BATHROOM

9'7 x 5' (2.92m x 1.52m)



Bath with chrome shower attachment, pedestal basin, low suite WC, radiator and pine floor.

OUTSIDE



Vehicular access from South Scarle Lane is jointly shared with Boundary Farm, to the point of separate entrance gates. Double entrance gates lead to Oak Tree Lodge, and a gravelled courtyard with parking. There is a breezeblock retaining wall with vertical boarding, a gateway and an enclosed patio area. Hawthorn hedging extends on the frontage of the property. The south boundary is adjacent to open fields.



A small garden area divided by the access driveway to Boundary Farm is available with the property. The LPG tank is sited on this land. Also, the septic tank which is in joint use with Oak Tree Lodge and Boundary Farm. This is understood to be a Klargestor system.

SERVICES

Mains water and electricity to each property is separately metered. Foul drainage is a Klargestor treatment plant in joint use with The Barn and Oak Tree Lodge.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

DISCLOSURE

Oak Tree Lodge was subject to flooding during extreme conditions in 2023 with run-off water from the hills, but none known previously. The Vendor has subsequently completed extensive flood defences. This caused water ingress to part of the farm buildings and outbuildings, but not the barn conversion.

COUNCIL TAX

The Barn - This property comes under North Kesteven District Council Tax Band C (to be confirmed).

Oak Tree Lodge - This property comes under North Kesteven District Council Tax Band C (to be confirmed).

ENERGY PERFORMANCE CERTIFICATE

The Barn - Rating D

Oak Tree Lodge - Rating D

Ground Floor

Approx. 152.4 sq. metres (1640.4 sq. feet)



THE BARN

First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 199.6 sq. metres (2148.4 sq. feet)

OAK TREE LODGE

Ground Floor

Approx. 75.5 sq. metres (812.7 sq. feet)

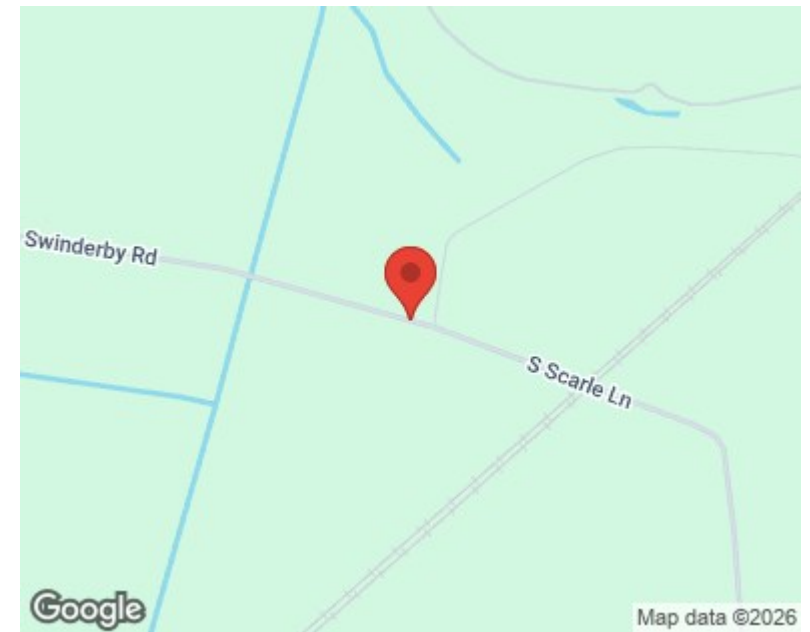


First Floor

Approx. 54.8 sq. metres (589.6 sq. feet)



Total area: approx. 130.3 sq. metres (1402.2 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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