



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

4.75 Acres - Bridge Farm, Snarford Road, Wickenby, Lincoln, LN3 5AP

£650,000

 4  2  3



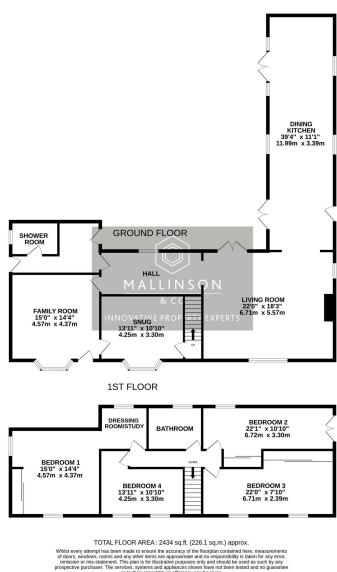
- FARMHOUSE
- 4 BEDROOMS
- SYMPATHETICALLY REFURBISHED
- WEALTH OF CHARM & CHARACTER
- 3 RECEPTION ROOMS
- IMPRESSIVE LIVING KITCHEN/DINING ROOM
- APPROX 4.75 ACRE PLOT
- SEVERAL VERSATILE OUTBUILDINGS
- IDYLLIC PRIVATE LOCATION
- FAR REACHING COUNTRYSIDE VIEWS



A DISTINCTIVE RURAL HOME WITH OUTSTANDING POTENTIAL ... OCCUPYING APPROXIMATELY 4.75 ACRES OF PICTURESQUE LINCOLNSHIRE COUNTRYSIDE, THIS SYMPATHETICALLY REFURBISHED FOUR BEDROOM FARMHOUSE COMBINES PERIOD CHARM WITH CONSIDERED MODERN ENHANCEMENTS. SITUATED CLOSE TO THE PEACEFUL HAMLET OF WICKENBY, THE PROPERTY ENJOYS A WONDERFULLY RURAL POSITION WHILE REMAINING ACCESSIBLE TO NEIGHBOURING VILLAGES AND AMENITIES. LOVINGLY RESTORED AND NURTURED BY THE CURRENT OWNERS, THE HOME BLENDS CHARACTER FEATURES—BEAMED CEILINGS, EXPOSED STONWORK—with high-quality contemporary finishes. PERFECT FOR THOSE SEEKING A LIFESTYLE PROPERTY, THE HOLDING INCLUDES A SUPERB RANGE OF SIZEABLE OUTBUILDINGS IDEAL FOR STORAGE, AGRICULTURAL USE, HOBBY FARMING,

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		93
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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**Mallinson & Co**

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