



White House Farm
Fenton

BROWN & CO



White House Farm, Ramper Lane, Fenton, Lincoln, LN1 2EW

A rare opportunity to acquire a house in need of refurbishment, together with a large open Dutch barn and a range of brick outbuildings, set in approximately 0.7 acres down a quiet lane on the edge of the village of Fenton.



ACCOMMODATION

Ground Floor

Porch

Entrance door to rear, double glazed window to side, radiator.

WC

Double glazed window to side, WC, wash basin, heated towel rail.

Utility

Double glazed window to rear.

Kitchen

Double glazed window to side, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob, spaces for fridge freezer and washing machine, under stairs storage cupboard, radiator.

Reception One

Double glazed window to front, radiator.

Reception Two

Double glazed window to front, radiator, stairs rising to first floor.

First Floor

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, loft access, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, pedestal wash basin, WC, bath with wall mounted shower attachment, heated towel rail.

Outside

The property has gated access to a driveway running to the side of the property and accessing the barn position to the rear of the house. Large lawned gardens run to the front, side and rear of the property. To the right hand side of the house are some useful brick outbuildings which could be used for a variety of purposes subject to the relevant planning consents.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 60 Mbps and an upload speed of 13 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
01522 504304
lincolnresidential@brown-co.com

Energy performance certificate (EPC)

White House Farm Malsin Road Fenton LINCOLN LN1 2EW	Energy rating	Valid until: 16 January 2030
	D	Certificate number: 8300-7636-0822-7097-3903

Property type	Detached house
Total floor area	104 square metres

Rules on letting this property

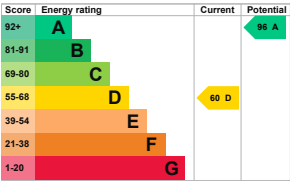
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

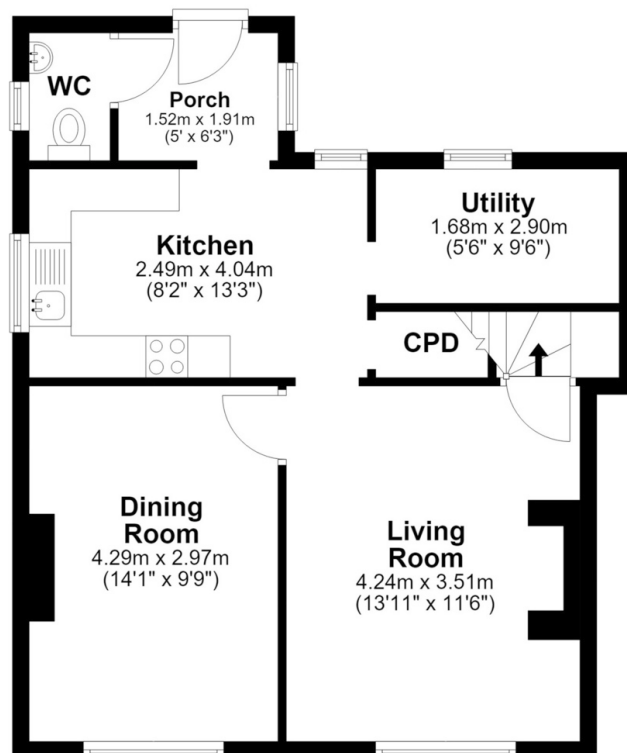
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



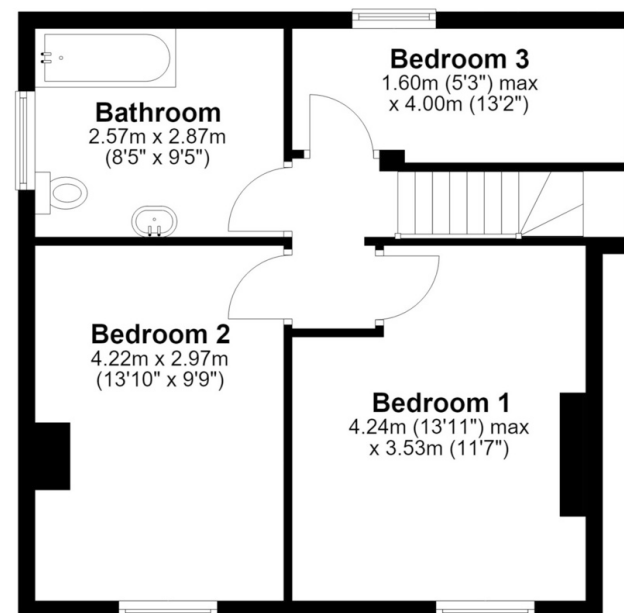
Ground Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



Total area: approx. 97.3 sq. metres (1047.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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Property and Business Consultants