



**Willow Farm Digby Fen, Billingham Lincoln LN4 4DT**

**welcome to**

**Willow Farm Digby Fen, Billingham Lincoln**

Set in a picturesque rural location with open field views, Willow Farm is a charming farmhouse set within approximately 3.5 acres (STS). The property offers spacious and versatile living, lake, outbuildings and stables with lapsed planning for conversion of stables to a detached dwelling. NO CHAIN!



### **Entrance Porch**

Having tiled flooring and windows to both sides.

### **Entrance Hall**

There is a storage cupboard, radiator and laminate flooring.

### **Lounge**

Featuring an open fire, radiator, oak door and windows to the rear and side.

### **Kitchen**

Fitted with a range of wall and base units with Cornish marble worktops over, sink, Range, integrated dishwasher, fridge freezer, tiled flooring with underfloor heating, patio door to the rear, window to the front and leading to:-

### **Utility**

Having base units with work surfacing, washing machine, tiled flooring, radiator and oak door.

### **Dining Room**

Having a radiator, tiled flooring and window to the front.

### **Study**

Having an oak door, radiator, laminate flooring and window to the side.

### **Bedroom**

There is a radiator, oak door and windows to the front and side.

### **Shower Room**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring, oak door and window to the front.

### **Reception**

There is a fireplace with wood log burner, TV point, two radiators, tiled flooring, oak door, French doors to the front and further windows to the front, side and rear.

### **First Floor Landing**

Having a storage cupboard and access to the loft.

### **Bedroom One**

There are built-in wardrobes and dresser, radiator, oak door and windows to the rear and side.

### **Bedroom Two**

There is the original fireplace, built-in wardrobes, radiator, oak door and window to the side.

### **Bedroom Three**

Having built-in wardrobes, radiator, oak door and window to the front.

### **Bathroom**

Recently modernised suite comprising of a bath, shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring, oak door and window to the side.

### **Outside**

The outside is set on a plot of approximately (sts) with gated access to the front and driveway leading from the front, which wraps around to the rear providing parking for multiple vehicles. To the rear there is a gravelled seating area to the rear, large pond, multiple lawned areas, mini football pitch, chicken shed and open field views.

### **Static Caravan**

### **Detached Wooden Outbuilding**

Previously used as an art studio with electric and windows to the side and front.

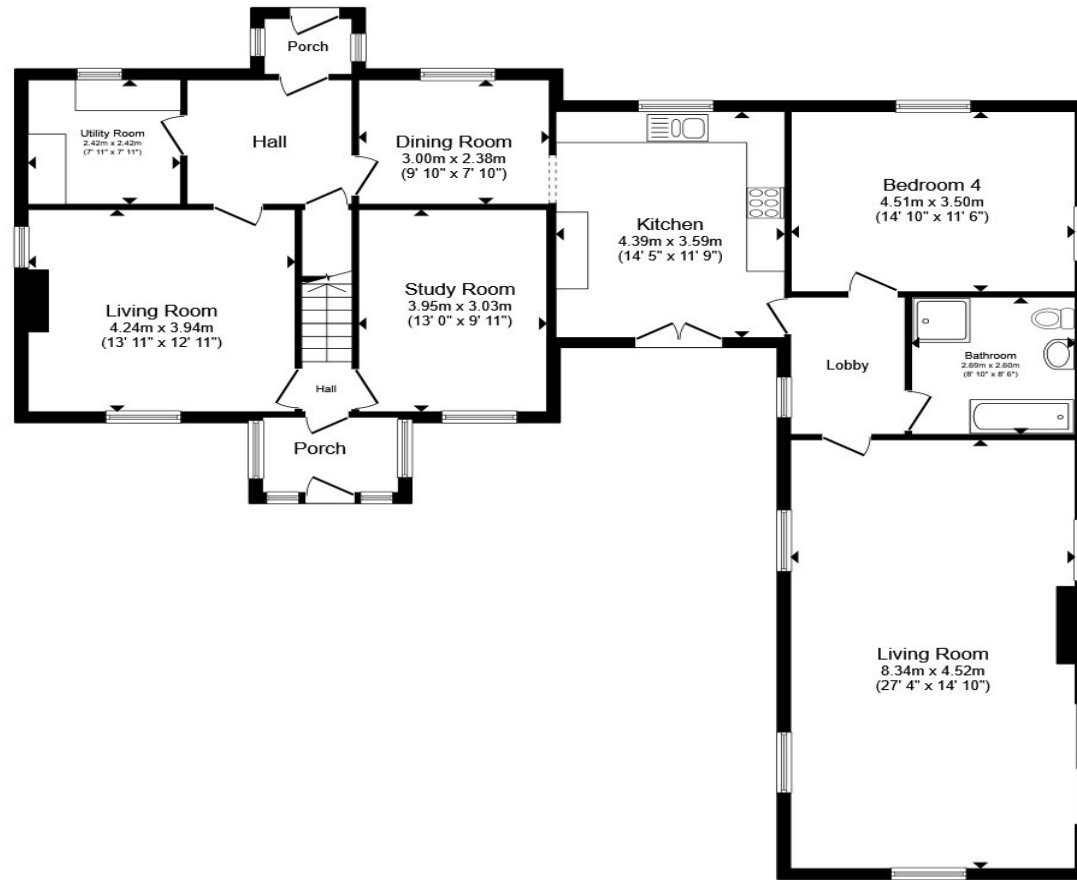
### **Double Garage**

### **Barn Conversion**

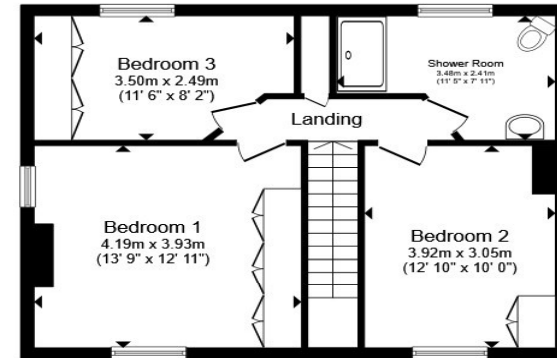


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**Ground Floor**



**First Floor**

Total floor area 195.3 m<sup>2</sup> (2,103 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Willow Farm Digby Fen, Billinghay Lincoln

- Beautiful rural setting in approx 3.5 acres (sts)
- Lapsed planning for stable conversion
- Option of multi-generational living with self-contained annex
- Double garage and large driveway
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: F

Council Tax Band: D

# £650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113136 - 0003

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