

The Barn, Farm Buildings & 3 Paddocks South Scarle Lane, Swinderby, Lincoln, LN6 9JA

GUIDE PRICE £475,000 - £500,000

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Surveyors, Estate Agents, Valuers, Auctioneers

A TRADITIONAL BARN CONVERSION, TOGETHER WITH A RANGE OF FARM BUILDINGS AND THREE PADDOCKS, IN ALL EXTENDING TO 3.589 ACRES OR THEREABOUTS.

The property is 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. The paddocks are surrounded by hedgerows and a pair of magnificent Oak trees. The property has been a smallholding for many years. There is potential for equestrian use, nature and conservation and rural activities in this location.

The barn conversion is constructed with traditional red brick 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. 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.

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:

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
Containing the oil storage tank.

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.

SERVICES
Mains water to the property is separately metered. Foul drainage is a Klargester treatment plant in joint use with Oak Tree Lodge and subject to a 50/50 maintenance liability.

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.

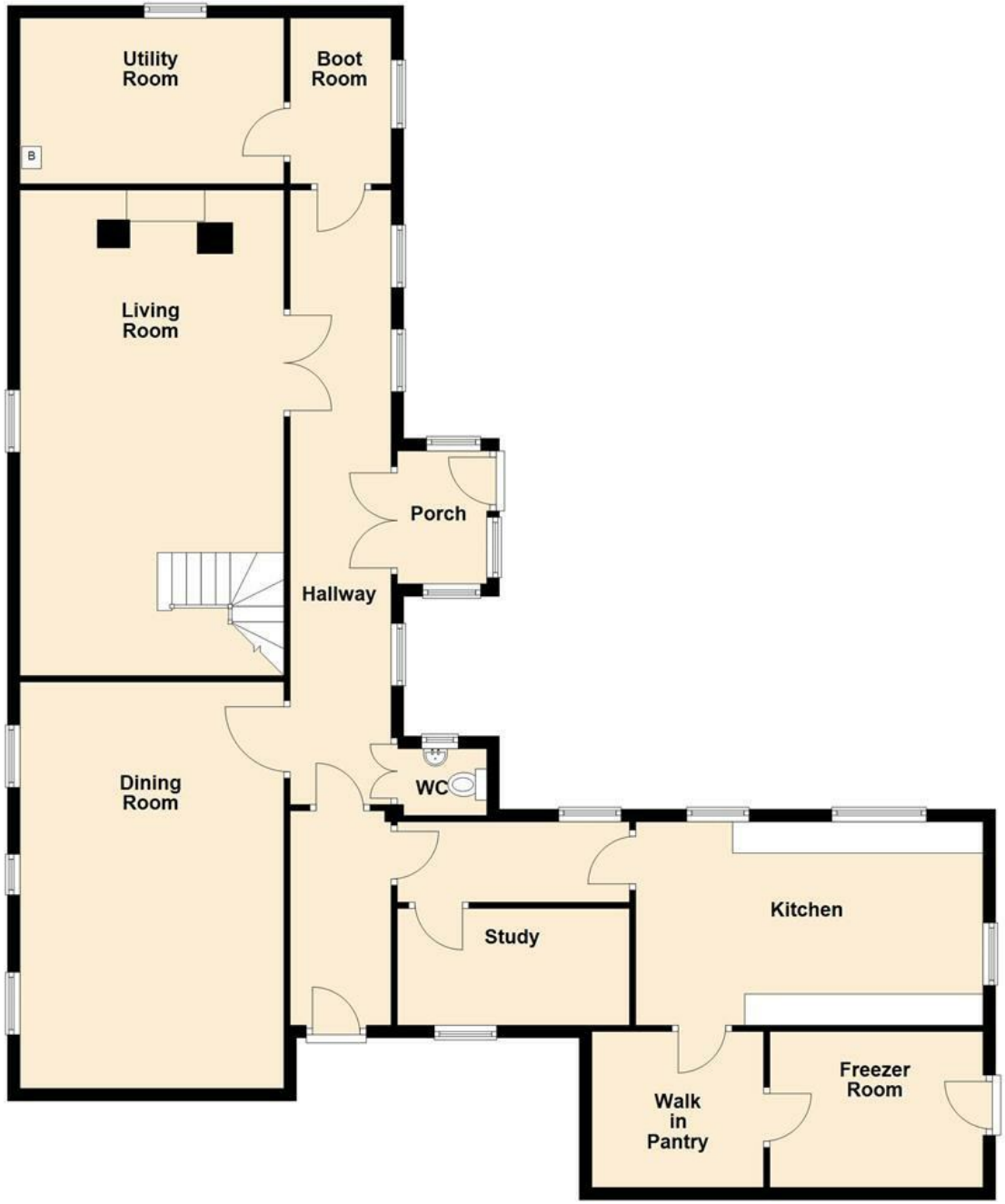
VIEWING
Strictly by appointment with the selling agents.

DISCLOSURE
A flash flood 2023 caused water ingress to part of the outbuildings, but not the main house.

COUNCIL TAX
This property comes under North Kesteven District Council Tax Band C (to be confirmed).

Ground Floor

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

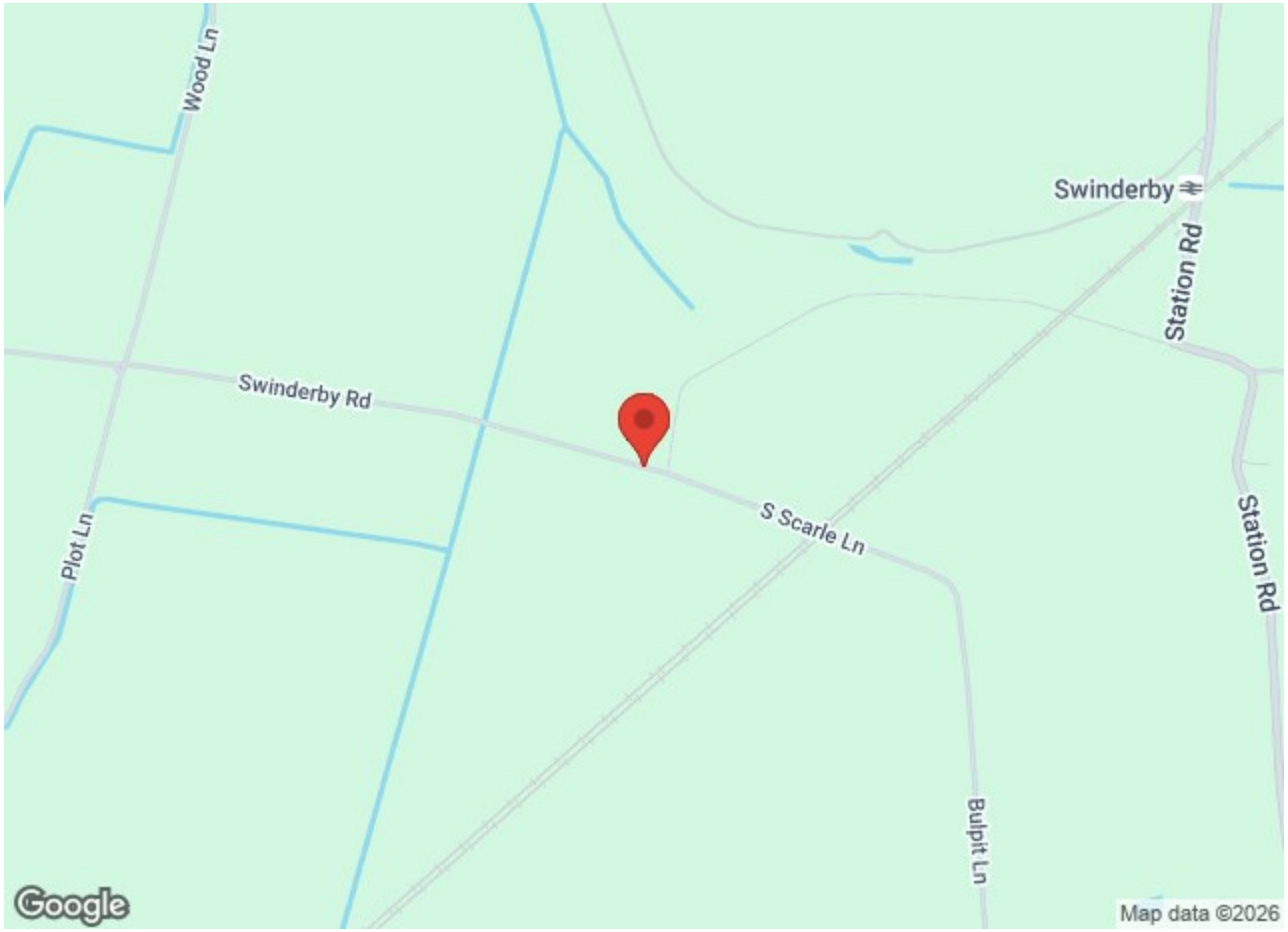


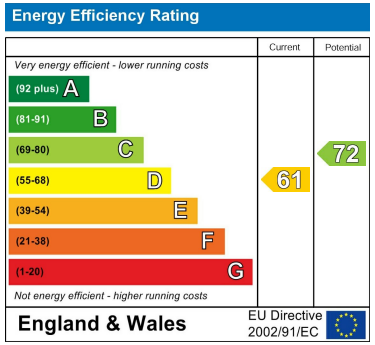
First Floor

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



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





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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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

RICS
The Property Ombudsman

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