

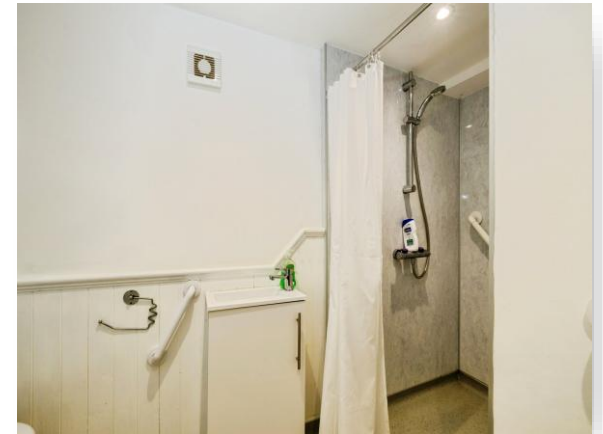


Beam House Blacksmiths Lane, Harmston Lincoln LN5 9SW

welcome to

Beam House Blacksmiths Lane, Harmston Lincoln

A truly unique six-bedroom character home located in the beautiful cliff village of Harmston, Lincolnshire. Offering four reception rooms, three bathrooms, off-street parking, and delightful gardens, this spacious property combines countryside charm with convenient access to local amenities.





Ground Floor



First Floor

Main House

Reception Room

12' 1" x 9' 6" (3.68m x 2.90m)

Utility Room

8' 10" x 5' (2.69m x 1.52m)

Family Room

13' 3" x 13' 2" (4.04m x 4.01m)

Inner Hallway

Storage Room

Open Plan Kitchen Diner

24' 4" x 15' 6" max (7.42m x 4.72m max)

Scullery Kitchen

8' 2" x 7' 10" (2.49m x 2.39m)

Downstairs Shower Room

6' 9" x 3' 10" (2.06m x 1.17m)

Landing Area

Main Bedroom

18' 8" x 14' max (5.69m x 4.27m max)

Bedroom

14' x 8' 9" (4.27m x 2.67m)

Main Bathroom

Workspace Landing

14' 4" x 6' 9" (4.37m x 2.06m)

Bedroom

11' 4" x 8' 1" (3.45m x 2.46m)

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.focalagent.com

welcome to

Beam House Blacksmiths Lane, Harmston Lincoln

- Unique and spacious six-bedroom character property
- Situated in the sought-after cliff village of Harmston
- Four versatile reception rooms ideal for family living
- Three bathrooms and utility room
- Off-street parking and attractive gardens, including an additional garden area

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123231



Property Ref:
LCR123231 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2
1EW



williamhbrown.co.uk