



**Holme Farm Cottage Village Street,  
Sedgebrook, Lincs, NG32 2EW**

**£410,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Cottage
- Up To 3 Bedrooms & 3 Receptions
- Ground Floor Cloak Room/Utility
- Delightful Established Plot
- Tastefully Appointed
- Versatile Accommodation
- 2 Ensuites
- Considerable Level Of Off Road Parking
- Double Garage
- Good for Commuting to London

An opportunity to purchase a delightful, individual, detached stone and brick period country cottage situated in a secluded position at the heart of this small village on what is a generous plot by modern standards with a considerable level of off road parking and gardens to all sides.

Holme Farm Cottage is a particularly attractive period cottage with beautiful predominantly ironstone elevations beneath a clay pantiled roof, having updated double glazed windows and an attractive central porch. Behind this pretty exterior is a versatile level of accommodation which approaches 1,400 sq.ft., offering a wealth of charm and character. Each room offers its own individuality with exposed internal brick and stonework, deep sills and attractive fireplaces which all combine to create a truly quaint and fascinating home.

The accommodation in its current layout provides three main reception areas, including a substantial conservatory at the rear with a pleasant aspect into the garden. The kitchen is a wonderful space having a high vaulted ceiling with exposed timbers as well as a dual aspect, a generous range of integrated units and a gas fueled Aga. A potential ground floor third bedroom/office again has a beautiful pitched ceiling with exposed beams and could offer additional potential as the attached brick store to the side elevation could be amalgamated into the main accommodation. Subject to consents this could offer ensuite facilities for this room allowing it to be utilised as a ground floor double bedroom in the future, perfect for those seeing it as a long term home.

In addition, to the ground floor, there is a secondary hallway which would make an excellent home office with ground floor cloak room/utility off. To the first floor there are two bedrooms, both with ensuite facilities. The main bedroom is of particularly generous proportions and leads through into a dressing room/first floor office space with spacious ensuite bathroom off.

As well as the internal accommodation the property occupies a delightful established plot tucked away off Village Street, affording a substantial level of off road parking with a double garage and additional outbuildings. Gardens run to three sides, the main garden benefitting from a south to westerly aspect.

Overall this is a unique opportunity to purchase a truly individual home within a pleasant village setting.

## SEDGEBROOK

Sedgebrook lies on the edge of the Vale of Belvoir with facilities available in the adjacent villages of Allington and Bottesford including schooling, doctors surgeries and local shops, and in the village itself a social club with a bar, church, cafe and will soon be also having a farmshop. The nearby market towns of Grantham and Bingham offer further facilities including the Kings Grammar school for boys and Kesteven Grammar School for girls at Grantham. Grantham also has a railway station with a high speed trains to Kings Cross in just over an hour. Sedgebrook is ideally located for commuting close to the A52 and A1 with links to the A46 and M1.

A DOUBLE STONE AND PANTILED PORCH WITH A SOLID TIMBER ENTRANCE DOOR LEADS TO THE:

### ENTRANCE HALL

9'0" x 6'10" (2.74 x 2.08)

A versatile space, which creates either an entrance vestibule but because the property benefits from an additional entrance porch into the lounge, this room would make an excellent ground floor office / study space. Featuring Chinese slate tiled floor, central heating radiator, cupboard housing the electrical consumer unit, multi-pane window to the side elevation and part exposed stonework. A pine ledge and brace door leads from the hall to the:

### UTILITY / CLOAKROOM

9'0" x 7'4" (2.74 x 2.24)

A really useful room providing excellent storage with a range of fitted storage and cloaks cupboards with hanging and shelving, low level wc with wooden seat and wall mounted wash basin. Fitted worktop with space under and plumbing for washing machine, space for tumble drier, ceramic tiled flooring, wall mounted gas fired central heating boiler.

Returning to the entrance hall a pine ledged door with Suffolk latch provides access to the:

### LOUNGE

15'11" x 11'11" (4.85m x 3.63m)

A delightful room, linking into both the dining room and large conservatory at the rear. Offering a wealth of features with attractive exposed brick and stone internal elevation and feature fireplace with timber mantel and inset log burner. Attractive terracotta tiled floor throughout, window to the front elevation with double panel radiator beneath and stable door into a secondary entrance porch, with cloaks hanging and exterior door to the front.

From the lounge a pair of double doors provide access to the:

### CONSERVATORY

18'6" x 9'7" (5.64m x 2.92m)

A useful addition to the property, providing a further generous, versatile, light and airy reception space, large enough to accommodate both living and dining space and having pleasant westerly aspect into the garden. Comprising UPVC double glazing with opening top lights and pitched double glazed clear glass roof, French doors to the front and single door

to the side elevation, tiled floor, central heating radiator and exposed ironstone internal elevation, creating an attractive feature.

Returning to the lounge a door provides access to the:

#### **DINING ROOM**

14'6" max x 11'4" max (4.42m max x 3.45m max)

A particularly attractive L shaped room, linking from the main living room and adjacent to the kitchen, making it perfect for formal dining. The room offers a wealth of character with exposed brick and stonework, central chimney breast with raised tiled hearth and inset feature cast iron stove, under stairs cupboard, deep skirtings and a further cottage latch door leading through into:

#### **KITCHEN**

12'8" x 11'4" (3.86m x 3.45m)

A wonderful space with high "cathedral" vaulted ceiling, tastefully appointed with a traditional Shaker style kitchen, having a generous range of wall, base and drawer units and dresser unit providing an excellent level of storage, U shaped configuration of butcher's block style preparation surfaces, undermounted ceramic sink with brush metal swan neck mixer tap, integrated appliances including slimline dishwasher, under counter fridge and freezer, recycling drawer and attractive floor standing gas Aga range with three ovens and twin hot plates, pull up folding breakfast table, tongue and groove effect panelling, tiled floor, attractive vaulted ceiling with exposed timbers, a dual aspect with double glazed windows to the front and rear and a further door leading through into:

#### **BEDROOM 3 / STUDY**

12'6" x 9'6" (3.81 x 2.90)

Again an attractive room which offers a great deal of versatility, previously used as a ground floor third bedroom but makes an excellent office, study space or snug, having attractive vaulted ceiling with exposed timbers, wood effect laminate flooring, tongue and groove effect panelling and double glazed window to the front. Attached to this room is an external brick store and subject to necessary consents, this could offer potential to be converted to create ensuite facilities linking off this room. This in turn could add the potential for a ground floor master suite, making it ideal as a long term home and single storey living.

RETURNING TO THE LOUNGE A PINE DOOR PROVIDES ACCESS TO THE STAIRWELL WITH A FLIGHT OF STAIRS PROVIDING ACCESS TO THE:

#### **FIRST FLOOR LANDING**

Having built in cupboard providing useful storage and doors leading to:-

#### **BEDROOM 1**

14'10" x 12'7" (4.52 x 3.84)

A particularly generous double bedroom with attractive pitched ceiling with window to the front. The focal point of the room being a lovely period fireplace with Victorian cast iron

inset and pine surround, this is complimented by wide board natural pine floorboards and deep skirtings. In addition there is a double panel central heating radiator and access to loft space above.

#### **ENSUITE DRESSING ROOM**

9'3" x 7'0" (2.82 x 2.13)

A versatile room which would make an excellent dressing room or nursery. Alternatively it could lend itself to a first floor study. Again featuring natural pine floorboards, part pitched ceiling and window to the side.

#### **BATHROOM**

9'4" x 8'0" (2.84 x 2.44)

A generous room, tastefully appointed with a traditional style suite, comprising free standing ball and claw roll top bath with chrome mixer tap with integral shower handset, Edwardian style wash stand, pedestal washbasin and WC, tiled splash backs, attractive wide board exposed floorboards and dormer window overlooking the rear garden.

#### **BEDROOM 2**

12' x 7'9" (3.66m x 2.36m)

A double bedroom tastefully appointed and benefitting from ensuite facilities, having built in wardrobes with central alcove designed for a double bed, chimney breast with attractive stripped pine fire surround and mantel and inset cast iron insert. built in shower enclosure with glass screen, wall mounted shower mixer tap and tiled splash backs.

#### **ENSUITE CLOAK ROOM**

5' x 2'8" (1.52m x 0.81m)

Having close coupled WC and vanity unit with inset washbasin and double glazed dormer window to the front.

#### **EXTERIOR**

The property occupies a delightful, established, secluded plot tucked away off a private driveway shared with only a couple of other dwellings and occupies what is a generous plot with a considerable level of off road parking. The driveway leads to a detached double garage and in addition, there are four other useful outbuildings including three timber storage sheds, a brick and tiled log store and a Victorian outhouse which provides a further useful potting shed/storage area. The mature gardens extend at the rear of the property, enclosed by a combination of timber panel fencing and brick walling, featuring large area laid to lawn with wide established borders with a variety of trees and shrubs There is an exterior power point and exterior lighting.

#### **DETACHED DOUBLE GARAGE**

18'0" x 16'8" (5.49 x 5.08)

Providing potential secure parking or an excellent workshop or storage space, having independent up and over doors.

## **BRICK & TILED LOG STORE**

12'10" x 6'3" (3.91 x 1.91)

Being attached to the side of the property and which, subject to any necessary planning and/or building regulations, could be incorporated into the accommodation to make an ensuite for bedroom 3.

To the rear of the garage is a paved area ideal for dustbin storage and there is a:

## **VICTORIAN OUTHOUSE**

Used as a garden store.

## **COUNCIL TAX BAND**

South Kesteven District Council - Band C

## **TENURE**

Freehold

## **ADDITIONAL NOTES**

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

The initial "shared driveway" entrance of the main road is owned by the neighbouring property with a right of way to access the private drive of the subject property.

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

## **DIRECTIONAL NOTE**

Leaving our Bingham office via Market Street turning left onto Long Acre and following the road round to its junction with the A52. Turn left onto the A52 towards Grantham and travel along the Bottesford bypass and past the turnings to Muston, continue along the A52 until you come to the crossroads with Sedgebrook on your left. Taking the first turning on your left into the village continue to the T junction at the end and turn right onto Village Street, just past the entrance to Bowmans Way on your right you will see a private driveway giving access to Holme Farm Cottage and neighbouring properties. Turning right into this driveway Holme Farm Cottage will be found at the end.



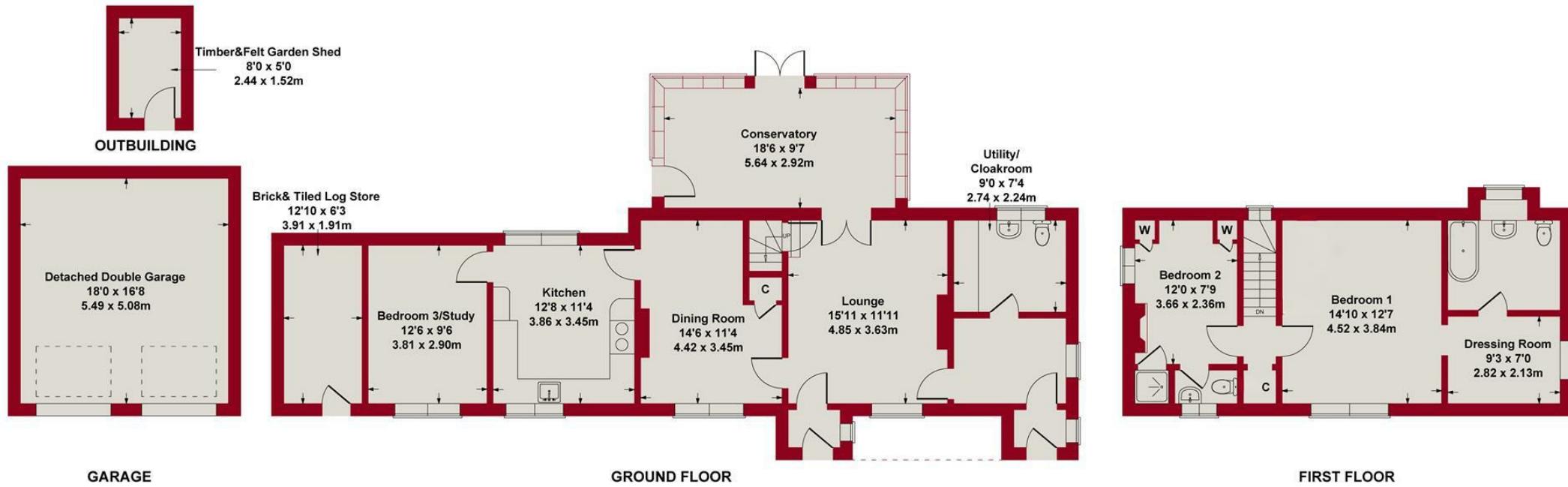












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and  
 locations, are approximate only. They cannot be regarded as being a  
 representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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 01949 836678



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