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2 West Farm Cottages, Witham-on-the-Hill, Bourne. PE10 0JN

Guide Price £325,000 Freehold

Three-bedroom, semi-detached house situated in an idyllic rural location with open field views. A generous plot extending to approx. 0.35 acres (0.14 hectares), with no onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The property is situated in idyllic, rural position approximately 1 mile to the West of the desirable village of Witham-on-the-Hill. The property is located at West Farm, together with four other dwellings. The property is accessed via a track leading from the public highway to 1 & 2 West Farm Cottages.

Entrance off the Public Highway - What 3 Words location:
///prouder.drove.stolen.

1 & 2 West Farm Cottages - What 3 Words location:
///anchorman.whirlpool.named.



ACCOMMODATION

ENTRANCE LOBBY

9' 6" x 5' 10" (2.9m x 1.8m) Entrance through a wooden entrance door with a window adjacent, into the entrance lobby. Tiled flooring with painted brick walls.

W/C

2' 7" x 5' 10" (0.8m x 1.8m) Tiled floor with painted plasterboard walls. W/C and West-facing window.

STOREROOM

6' 2" x 5' 10" (1.9m x 1.8m) Vinyl flooring with painted brick walls.

HALLWAY

9' 6" x 3' 11" (2.9m x 1.2m) Vinyl flooring with painted walls and single-panel radiator. Under-stairs cupboard and store cupboard.

UTILITY ROOM

5' 6" x 5' 6" (1.7m x 1.7m) Tiled effect vinyl flooring with painted walls and West-facing UPVC double-glazed window. A range of base and walled-mounted kitchen units, with tiled up-stand and single sink with drainer and mixer tap. Plumbing and space for additional appliances.

STOREROOM

4' 7" x 5' 10" (1.4m x 1.8m) Tiled-effect vinyl flooring with painted walls.

KITCHEN

18' 0" x 13' 1" (5.5m x 4.0m) Tiled-effect vinyl flooring and painted walls with South and East-facing UPVC double-glazed windows. A range of base and wall-mounted kitchen units, with tiled up-stand and single sink with drainer and mixer taps. Space for appliances within units and double-panel radiator.

DINING ROOM

13' 1" x 9' 10" (4.0m x 3.0m) Neutral carpet and painted walls with East-facing, double-glazed window. Open fireplace with brick surround and slabbed hearth and mantle.

LANDING

Neutral carpet and painted décor with loft access, airing cupboard and single-panel radiator. Wooden South and West-facing windows.

BATHROOM

5' 6" x 9' 10" (1.7m x 3.0m) Tiled effect vinyl flooring with neutral décor walls and West double-glazed windows. Suite includes low-level W/C, wash hand basin and P-shaped bath with shower above. White tiling above wash hand basin and above the bath, and a single-panel radiator.

BEDROOM ONE

14' 9" x 10' 5" (4.5m x 3.2m) Neutral carpet and décor, with East-facing UPVC double-glazed window, double-panel radiator and built-in wardrobe.

BEDROOM TWO

8' 10" x 12' 1" (2.7m x 3.7m) Neutral carpet and décor, with East-facing double-glazed window and single-panel radiator.

BEDROOM THREE

8' 10" x 8' 10" (2.7m x 2.7m) Neutral carpet and décor, with West-facing single-glazed window, and single-panel radiator.





GARAGE AND STORE

The property has a single garage, with an additional storage shed to the rear (approximately 8.2 meters x 3.0 meters - Gross External Measurements).

GARDENS

The property benefits from gardens which extend around the East, South and West sides of the property. The house and immediate gardens extend to approximately 0.35 acres (0.14 hectares).

SERVICES

The property has the benefit of mains water and electric. The property is heated by an oil-fired central heating system and is served by a shared private foul water drainage system.

ACCESS

The property has the benefit of a right-of-way along a vehicular access roadway, leading from the public highway.

COVENANT

The property is offered For Sale with a covenant restricting the use of the property to only one, single dwelling house. The same covenant has been applied to adjoining property - 1 West Farm Cottages.

METHOD OF SALE

1 & 2 West Farm Cottages are offered For Sale simultaneously as two separate lots. The properties are offered For Sale by Private Treaty initially, but the seller reserves the right to include sale through Informal Tender, if they wish to do so.

TENURE

The properties 1 & 2 West Farm Cottages are offered For Sale separately, with vacant possession upon completion. There is no onward chain.

VIEWINGS

All viewings must be arranged by appointment only with R. Longstaff & Co LLP - Tel: 01778 420 406. All parties enter the property entirely at their own risk. Please always exercise caution in respect of your personal safety and those parties with you. Neither the seller nor the agent will accept any liability for any damage to persons or their property.

EPC RATING AND COUNCIL TAX BAND

2 West Farm Cottages' Energy Performance Certificate Rating is 'E (42)'. The property's Council Tax Band is currently registered as a 'C'.

IDENTIFICATION BOUNDARIES

Please note that the boundaries provided on all plans are shown for identification purposes only and are not to scale.

THE ADVERTISING AND MARKETING AGENT FOR AND ON BEHALF OF GRIMSTHORPE AND DRUMMOND CASTLE TRUST LIMITED

A charitable company limited by guarantee registered in England no. 1356661

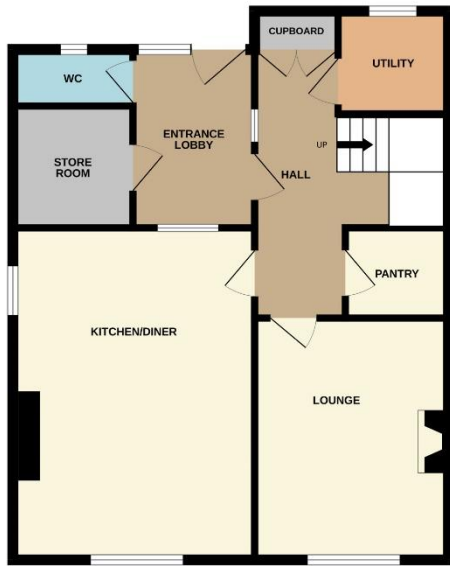
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCAL AUTHORITIES

South Holland District Council - 01775 761 161
 Lincolnshire County Council - 01522 552 222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

