



Village Farmhouse
Blankney, Lincoln

BROWN & CO



Village Farmhouse, Drury Lane, Blankney, Lincoln

Occupying a generous plot of approximately 0.37 acres within the sought-after village of Blankney, Village Farmhouse is a charming Grade II Listed residence extending to almost 3,900 sq ft and offering an abundance of character, period features and versatile family accommodation. The property blends historic charm with practical modern living, centred around a spacious farmhouse kitchen with central island, integrated appliances and dining area. Two well-proportioned reception rooms provide excellent entertaining and living space, featuring original shutters, attractive fireplaces and a log-burning stove. Additional ground floor accommodation includes a study, shower room, storerooms and entrance hall with decorative quarry tiled flooring.

To the first floor are six bedrooms arranged around two staircases, together with a family bathroom incorporating a roll-top bath and separate shower room, offering flexibility for family occupation, guest accommodation or home working.

Outside, the delightful walled gardens are predominantly laid to lawn with mature trees, apple trees and established planting. Further benefits include a stone and pantile garage, greenhouse, useful outbuildings, off-road parking and patio seating areas, all complementing this impressive period home.



Entrance Porch

Brick and glazed entrance porch with door to;

Kitchen/Diner

Single glazed sash window to front elevation and single glazed casement window to rear elevation, fitted wall and base units with stainless steel one and a half bowl drainer sink, two built-in ovens, built in dishwasher, separate island unit with five ring gas hob with extractor over (run off LPG) , two radiators, back stairs to first floor, door to;

Dining Room

Single glazed casement windows to front elevation with secondary glazing, radiator, door to;

Hallway

Single glazed picture windows to rear elevation and door to side elevation, radiator, door to;

Reception One

Single glazed casement windows to front and side elevation with original shutters, cast iron fireplace with marble surround, radiator.

Entrance Hall

With original decorative quarry tile flooring, stairs to first floor with under stair storage cupboard, door to rear elevation, two radiators, door to;

Shower Room

Single glazed sash window to rear elevation, three piece suite comprising shower cubicle, Belfast sink in base unit, mid flush WC, part tiled walls, radiator, extractor.

Storeroom

With built-in wardrobes, radiator, door to;

Study

Single glazed sash window to rear elevation, built-in shelving.

Reception Two

Single glazed casement window to front elevation with secondary glazing, open fireplace with Log burner, radiator, double glazed door to side elevation.

First Floor

Bedroom One

Single glazed sash windows to front and side elevation with secondary glazing, radiator.

Shower Room

Single glazed casement window to side elevation with secondary glazing, three piece suite comprising shower cubicle, low flush WC, pedestal wash basin, heated towel rail, fully tiled walls, extractor.

Landing

With single glazed sash window to side elevation with secondary glazing, radiator, door to;

Bedroom Two

Single glazed window to front elevation with secondary glazing, radiator, wash basin in vanity unit.

Bedroom Three

Single glazed sash window to front elevation with secondary glazing, radiator, built-in slim wardrobe.



Bedroom Four

Single glazed sash window to side elevation with secondary glazing, radiator, wash basin in vanity unit.

Hallway

With radiator and built-in storage cupboard.

Bedroom Five/Home office

Single glazed sash window to side elevation, built-in shelving, radiator, loft access, stairs down to kitchen.

Dressing Area

With built-in wardrobe with shelving and hot water tank, loft access, door to;

Bathroom

Single glazed sash window to side elevation, four piece suite comprising shower cubicle, roll top bath, low flush WC, pedestal wash basin, heated towel rail, radiator, extractor.

Bedroom Six

Single glazed casement window to rear elevation with secondary glazing, radiator, loft access, built-in slim wardrobe.

Outside

The property sets in a generous plot of around 0.37 of an acre which is predominantly located to the side of the property. There is a substantial wall garden which is mainly laid to lawn with mature trees, apple trees and planting, double wooden gates offering vehicle access, Stone and pile store room with glazed attached greenhouse, patio area, pedestrian gate leading back to the front elevation which offers a small gravel area with wrought iron fencing. The side elevation offers off-road parking for two vehicles with potential to add a third by the fenced gravel area. There is also a detached Stone and pantile garage/storeroom on the other side of the driveway which will be included in the sale of village farmhouse.

Washroom/Store Rooms

Divided into two sections with single glazed windows to side elevations, plumbing for washing machine, power and light. The space could also be converted into a home office.

Wood Store

Single glazed sash window to front elevation.

Services

We understand the property offers mains water, electric, mains sewer connections and oil fired central heating. We understand that the boiler and oil tank will be relocated by the developer of the adjoining development site.

Town & Country Planning

Please note there is planning permission on the adjoining farmyard for the erection of 5 no. dwellings and change of use/alterations (including part demolition) of existing agricultural buildings to form 3 dwellings (8 no. dwellings in total) granted by North Kesteven District Council under application number 23/0335/FUL. Full plans can be viewed via the North Kesteven District Council planning portal [here](https://www.n-kesteven.gov.uk/planning-building/planning)

<https://www.n-kesteven.gov.uk/planning-building/planning>

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band E

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard broadband is available with a max download speed of 28 Mbps and a max upload of 3 Mbps. Starlink broadband is also available in the area with three different price per month options. Please visit

<https://starlink.com/gb>

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

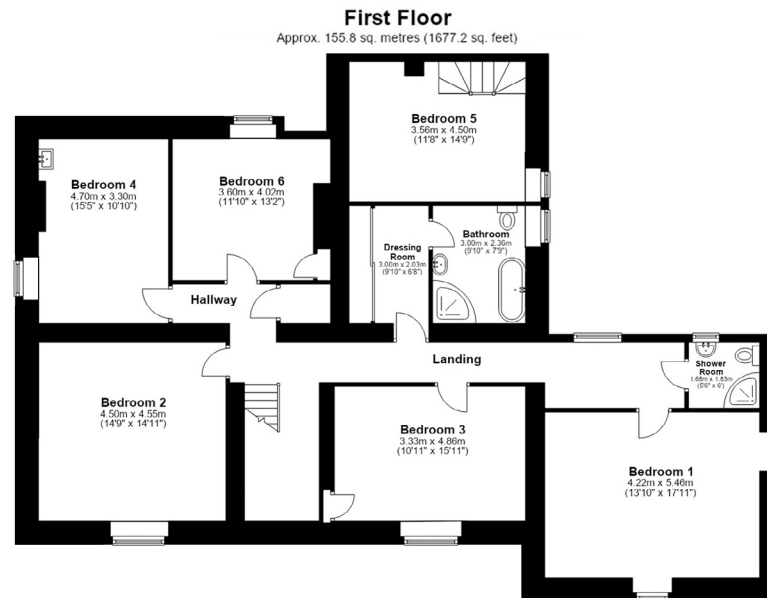
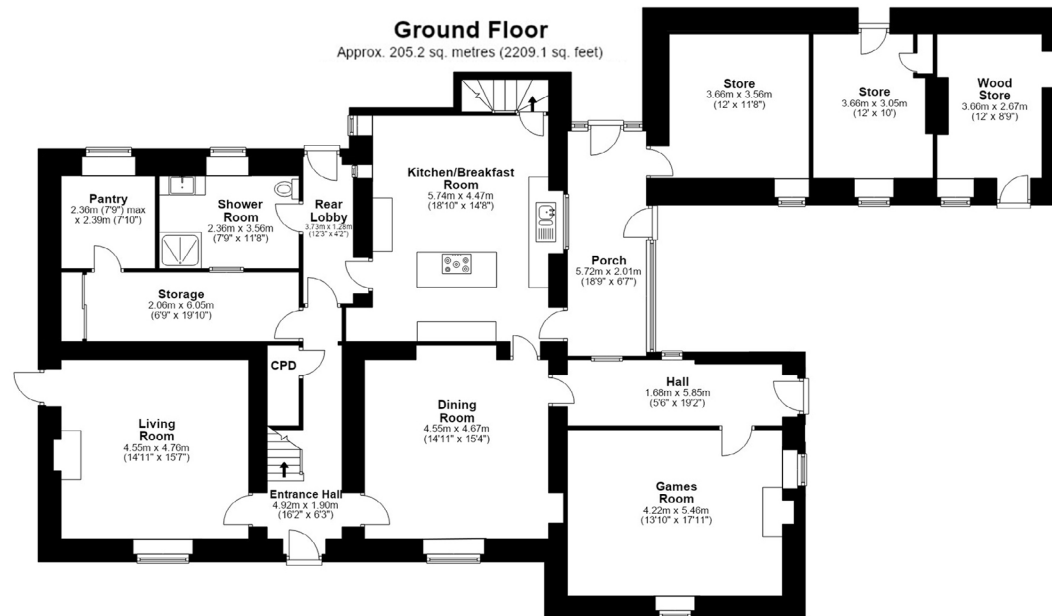
Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com





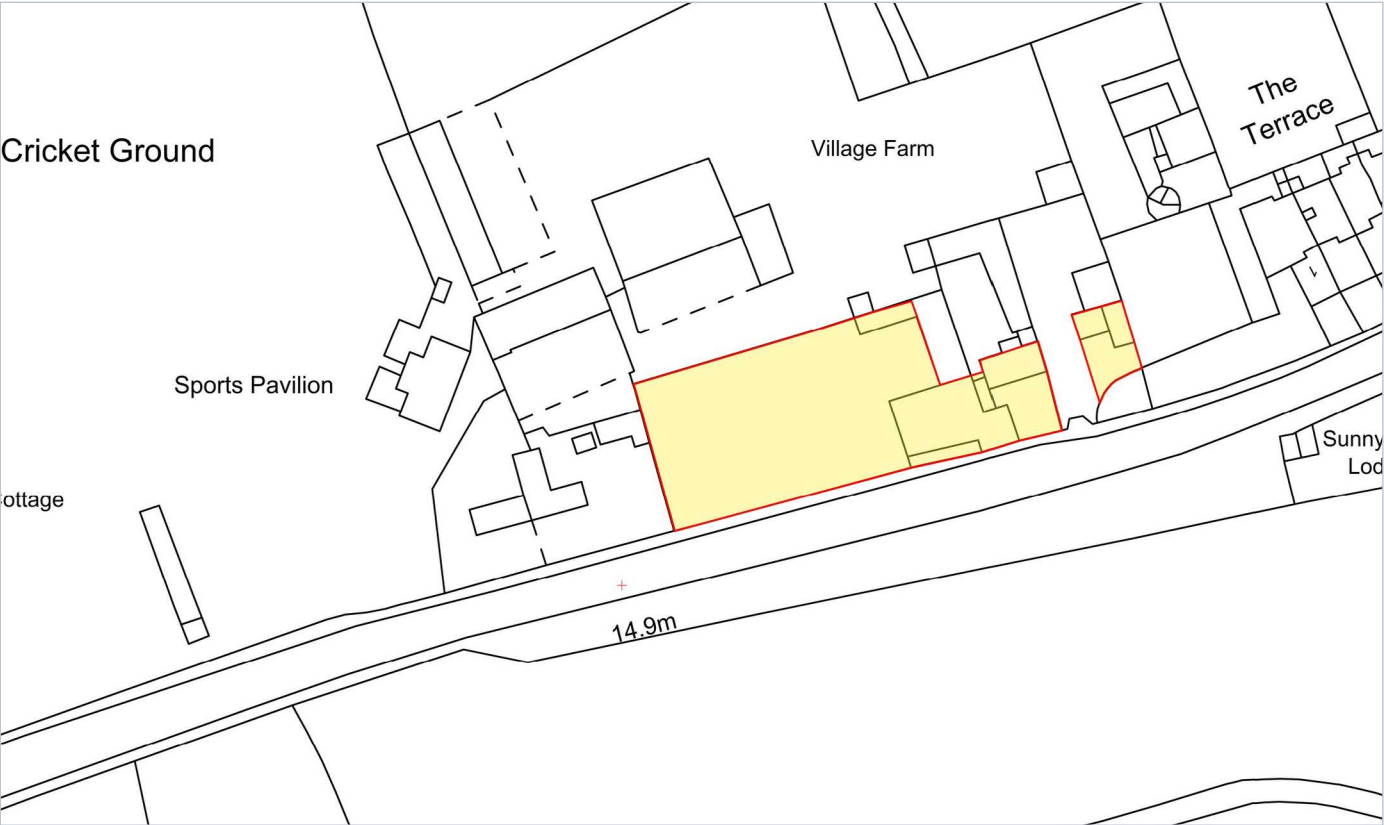
Total area: approx. 361.1 sq. metres (3886.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Village Farmhouse, Blankney







Directions - LN4 3BB
From Lincoln follow the B1188 towards Sleaford until you reach Blankney then turn left onto Drury Lane and the property can be found on your left just past the cricket club.

<https://what3words.com/ranges.tummy.thousands>

Energy performance certificate (EPC)

Village Farmhouse Blankney LINCOLN LN4 3BB	Energy rating E	Valid until: 24 May 2027
		Certificate number: 2648-3089-7205-5313-9970

Property type	Detached house
Total floor area	296 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	74 C
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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