



Bridge Farm, Snarford Road

| Wickenby, Lincoln | LN3 5AP

Offers In The Region Of £700,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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A Sympathetically Refurbished Farmhouse set in around 4.75 Acres and with views over Beautiful Lincolnshire Countryside. Set in a rural position, yet close to the Hamlet of Wickenby, perfect for anyone dreaming of a quieter home life, away from the hustle and bustle. It has the infamous Broadbent Theatre, owned and operated by the Lindsey Rural Players, originating from the Holton Players, a group founded by Roy and Dee Broadbent, parents of the Oscar Winning Actor, Jim Broadbent, it has many scheduled shows and performances throughout the calendar. Anyone wanting Schooling or a further Leisure and Shopping services, you can visit Wragby which is less than six miles, which also hosts the annual Wragby Show and Country Fayre. This home is also in the catchment area for William Farr School. Market Rasen just over seven miles or Lincoln City Centre around eleven miles distance. The nearest train station can be found at Market Rasen for anyone needing to travel further afield.

The Farmhouse has been Loved and Nurtured back into its current condition by the current owners, it blends wonderfully the old and the new. It is warmed by Electric Air Source Heat Pump and is retained by uPVC Double Glazing and in the main Living Room there is a Multi Fuel Burner for cozy nights in. It enjoys sitting in around 4.75 Acres and has Views out to Open Lincolnshire Countryside. There are a good selection of Outbuildings which are ideal for storage or anyone wanting to run a rural or agricultural business or for equestrian possibilities. It consists of Sitting Room, Snug, Living Room, Extended and Re-Fitted Kitchen/Diner, Utility and Ground Floor Shower Room. On the First Floor there is a Landing, Four Bedrooms with the Main Bedroom having a Dressing Area and Main Bathroom.

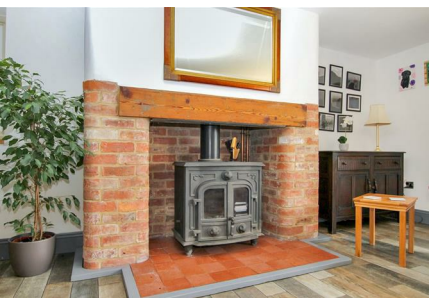
- A Cherished & Restored Farmhouse
- Five Large Barns/Outbuildings
- Extended Kitchen/Diner
- Four Bedrooms & Two Bathrooms
- Set in around 4.75 Acres
- Views over Beautiful Countryside
- Three Reception Rooms
- Rural & Peaceful Setting

Sitting Room

14'4 x 15'0 plus bay (4.37m x 4.57m plus bay)

Approached via double glazed entrance door. Bay window to the front. Double radiator. Wood style floor. Rustic wood shelf feature wall. Doors to Inner Hall and Snug.





Snug

10'10 x 14'0 plus bay (3.30m x 4.27m plus bay)

Bay window to the front. Beamed and exposed wood ceiling. Feature fireplace with quarry tiled hearth and rustic wood mantel. Double fitted cupboard in chimney breast recess. Double radiator. Latched door to Staircase and door to:-

Inner Hall

7'1 x 18'8 (2.16m x 5.69m)

Beamed and exposed wood ceiling. Four double storage cupboards. Double radiator. Window to rear with panoramic view. Wood effect tiled floor. Under stairs cupboard. Double squared archway to Living Room.

Living Room

18'2 x 22'0 (5.54m x 6.71m)

Wood effect tiled floor. Multi fuel burner with back boiler. Double radiator. Picture window to the front. Window to side. Double glazed, double doors to patio and garden beyond with panoramic view. Double squared archway to Kitchen/Diner.

Kitchen/Diner

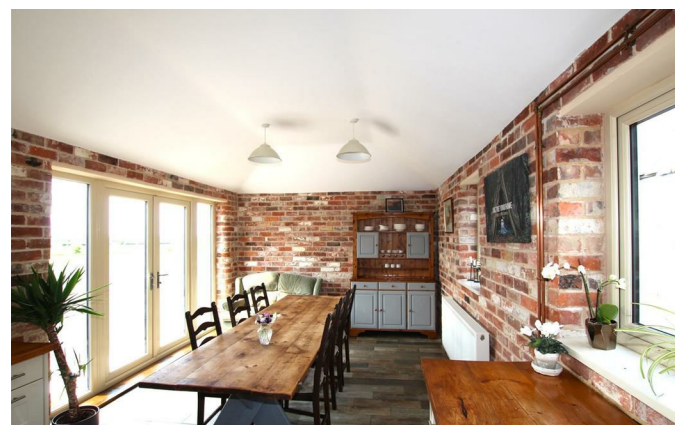
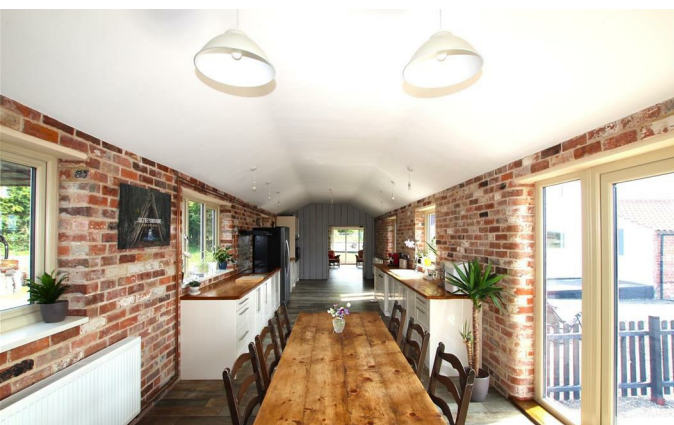
39'3 x 11'0 (11.96m x 3.35m)

Range of cream coloured 'High-Gloss' finish Shaker style wall and base units with brushed steel handles. Wood work-surfaces with inset one and a half single drainer enamel sink top. Electric five ring hob with extractor over. Two double electric ovens. Exposed brickwork. Wood effect tiled floor. Two double radiators. Door to Driveway and Barns and two double glazed, double doors to patio and garden beyond. Three windows to the sides.

'L' Shaped' Side Entrance Hall

5'10 x 5'3 plus 8'2 x 3'3 (1.78m x 1.60m plus 2.49m x 0.99m)

Approached from the Inner Hall and with additional doors to the patio and garden beyond plus the main Driveway. Radiator. Plumbing for washing machine. Wood effect tiled floor. Door to:-





Re-Fitted Shower Room

White suite of step-in shower cubicle. Low level w.c. Trough style sink in grey coloured vanity unit with cupboard under. Wood effect tiled floor. Mermaid style boarding to water sensitive areas. Radiator.

Landing

Light well. Latched doors off. Grey painted floorboards. Bookshelf.

Bedroom One

14'7 x 14'11 (4.45m x 4.55m)

Grey painted floorboards. Two double mirror fronted fitted wardrobes. Window to front and side. Open to Dressing Area.

Dressing Area/Potential En-Suite

7'2 x 9'9 (2.18m x 2.97m)

Window to rear. Radiator. Grey painted floorboards.

Bedroom Two

22'0 x 7'11 min plus depth of wardrobes (6.71m x 2.41m min plus depth of wardrobes)

Two double mirror fronted wardrobes. Double glazed, double doors to 'Juliette' balcony. Double radiator. Window to rear. Wood effect floor.

Bedroom Three

7'8 plus wardrobes x 22'0 (2.34m plus wardrobes x 6.71m)

Two double mirror fronted wardrobes. Wood effect floor. Double radiator. Two windows to the front.

Bedroom Four

8'0 x 15'8 maximum (2.44m x 4.78m maximum)

Wood floor. Double wardrobe. Radiator. Two windows to the front.

Bathroom

White suite of panelled, shaped bath. Corner shower cubicle. Low level w.c. White tiling to water sensitive areas. Trough style sink in white 'high-gloss' finish vanity with double cupboard. Grey painted floorboards. Radiator/towel rail.

Walled Front Garden

Two areas of lawn. Raised flower/herbaceous borders.

Driveway and Expanse of Parking

Approached via double opening farm gates.

Side Garden

Lawn. Greenhouse. Orchard.

Enclosed Rear Patio Area

Enclosed by low picket fence and having panoramic views.

Rear Garden

Expanse of lawn.

Open Barn

60'6 x 62'3 (18.44m x 18.97m)

Large Enclosed Barn

73'3 x 49'11 (22.33m x 15.21m)

Open Tractor Barn

41'1 x 108'3 (12.52m x 32.99m)

Additional Open Barn

71'0 x 37'2 (21.64m x 11.33m)

Stable

22'9 x 28'8 (6.93m x 8.74m)

In need of renovation. Adjoining Tack Room.

Additional Information

Tenure: Freehold

Services: Mains Electric and Water. Sewage via a Water Treatment Plant. Broadband by Sky.

Council Tax Band: D - West Lindsey

EPC Rating: C

Agents Note: There is a burner situated in the Snug which may require some work to obtain a Hetas Certificate but is sold as ornamental.





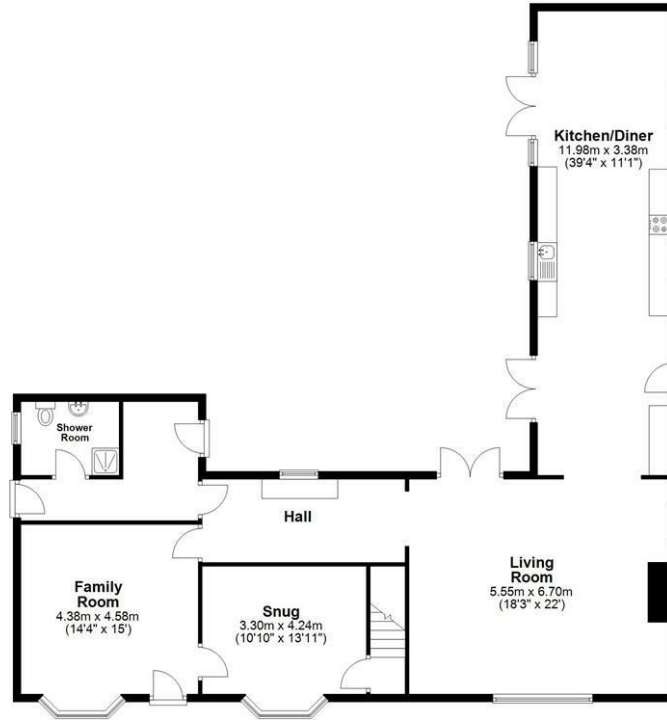


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	76	
(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	

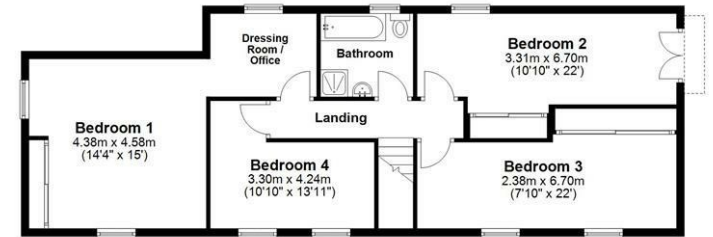
Ground Floor

Approx. 143.3 sq. metres (1542.5 sq. feet)



First Floor

Approx. 88.1 sq. metres (948.2 sq. feet)



Total area: approx. 231.4 sq. metres (2490.7 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.