



# 1.05 Acres - Post Office Farm, Main Street

| Bucknall, Woodhall Spa | LN10 5DT

£435,000



Perkins George Mawer & Co.

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

# 1.05 Acres - Post Office

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Set in Grounds of around 1.05 Acres which have Open Views over Countryside beyond this 'Chocolate Box' Pretty Detached Cottage sits perfectly in its Gorgeous Cottage Gardens. Set nicely off Main Street in the village of Bucknall, once believed to be the birthplace of Lady Godiva. It lies around five miles from the beautiful and historical town of Woodhall Spa and the bustling market town of Horncastle, which has the well regarded Queen Elizabeth's Grammar School. More locally, there is a Primary School in the village and an active Village Hall which hosts events for all the family.

This 'Quintessentially English' Old Farm Cottage has versatile rooms over two floors, it is warmed by Oil fired radiator heating and retained by uPVC double glazing. There is bags of charm and character features together with oodles of storage space. The neatly maintained accommodation comprises: Entrance Hall, Study/Bedroom Three, Living Room with feature fireplace, perfect for cosy winter evenings, a Rear Hall, Ground Floor Shower Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Boot Room/Second Entrance Hall with Boarded Storage Loft over and Cloakroom. On the First Floor there are Two Bedrooms and access through Bedroom One into the Dressing Room or Occasional Fourth Bedroom. Outside in the ground there is also Parking for numerous cars, a Double Garage with twin electric doors, Sun Room, Workshop and Mower Store/Potting Shed.

- Picture Postcard Cottage
- Grounds of Over 1 Acre
- Adjacent to Open Countryside
- Flexible Accommodation
- Charm with Character Features
- Three to Four Bedrooms
- Cottage Gardens Surrounding
- Double Garage & Parking

## Entrance Hall

Approached through half uPVC and half multi pane double glazed entrance door. Door to Study/Bedroom Three and Living Room. Tiled floor.

## Study/Bedroom Three

13'5 x 9'6 (4.09m x 2.90m)

Exposed beams. Window to front. Double radiator.





### Living Room

13'4 x 15'11 (4.06m x 4.85m)

Window to front. Wood burner with brick surround, slate hearth and wooden mantel. Beamed ceiling. Exposed wall timbers. Windows to front and rear. Two double radiators. Doors to Rear Hall and Dining Room.

### Rear Hall

Exposed beam and wall timbers. Window to side. Radiators. Stairs to First Floor. Door to:-

### Shower Room

Double shower. Pedestal wash basin. Low level w.c. Mermaid style boarding to water sensitive areas. Window to rear. Heated towel rail and radiator.

### Dining Room

13'5 x 11'4 (4.09m x 3.45m)

Exposed wall timbers and ceiling beams. Window to front. Double radiator. Doors to Kitchen, Living Room and Utility Room.

### Utility Room

5'9 x 11'5 (1.75m x 3.48m)

Tiled floor. Fitted shelving. Window to side. Worcester Oil Fired Boiler. Radiator.

### Rustic Cottage Kitchen/Breakfast Room

13'7 x 11'5 (4.14m x 3.48m)

Rustic oak wall and base units, wall units having pelmets and concealed lighting under. Display shelving. Run of work-surfaces with inset one and a half bowl, single drainer, stainless steel sink top. Built-in electric double oven, electric hob with extractor over. Windows to side and rear.

### Boot Room/Second Entrance

5'7 x 7'6 (1.70m x 2.29m)

Half double glazed and half uPVC panelled door to front. Tiled floor. Radiator. Access to Boarded Loft and Cloakroom.

### Cloakroom

Low level w.c. Corner wash basin. Tiled splashbacks. Tiled floor. Window to side. Radiator.

### Boarded Loft

10'4 x 13'0 (3.15m x 3.96m)

Access via pull down ladder. Windows to front and side.

### First Floor Landing

Doors to Bedroom One and Two.

### Bedroom One

13'0 x 13'6 (3.96m x 4.11m)

Restricted head height with sloping ceiling. Exposed beams. Built-in cupboard. Shelled recess. Windows to front and rear. Radiator. Door to:-





### Dressing Room/Occasional Bedroom Four

13'1 x 13'9 (3.99m x 4.19m)

Restricted head height with sloping ceiling. Exposed beams. Radiator. Window to front.

### Bedroom Two

13'1 x 9'7 (3.99m x 2.92m)

Restricted head height with sloping ceiling. Windows to front and side. Exposed beams.

### Grounds of 1.05 Acres Surrounding

Gate leading from Main Street with block paved pathway leading to the Entrance Hall and Boot Room/Second Entrance. Expanse of sculptured and manicured lawns. Mature trees and shrubs. Cottage garden area with rockery and log archway with climbing rose. The ground are adjacent to open countryside with far reaching views,

### Driveway

Parking for several cars. Agents Note: There is Planning Permission in place for a re-routed driveway, missing out much of the adjacent farm yard (see attached link online).

### Double Garage

21'2 x 20'8 (6.45m x 6.30m)

Twin electric up and over doors. Light and electric.

### Adjoining Sun Room

8'1 x 12'3 (2.46m x 3.73m)

Window to front, side and rear. Sliding patio door to side. Additional door to rear. Tiled floor. Countryside views. This addition is a gardener's perfect paradise.

### Workshop

7'5 x 20'8 (2.26m x 6.30m)

Light and electric.

### Mower Store/Potting Shed

12'9 x 20'9 (3.89m x 6.32m)

Approached through double opening timber doors. Windows to sides and front.

### Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drains with Oil Fired Radiator Heating.

Council Tax Band: D - East Lindsey

Agents Note One: There is Planning Permission in place for a re-routed driveway, missing out much of the adjacent farm yard (see attached link online).

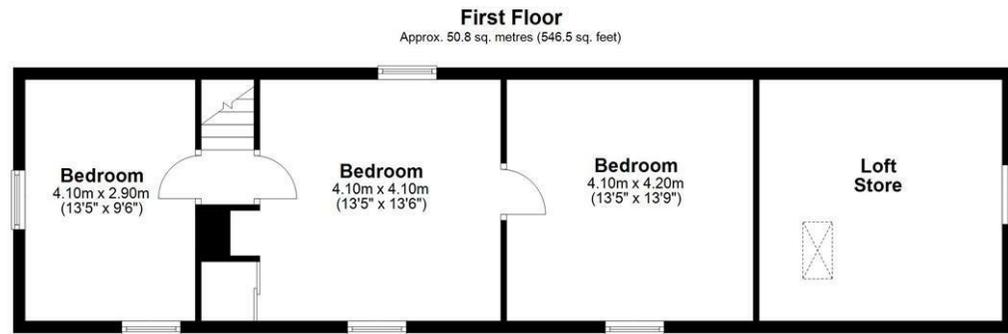
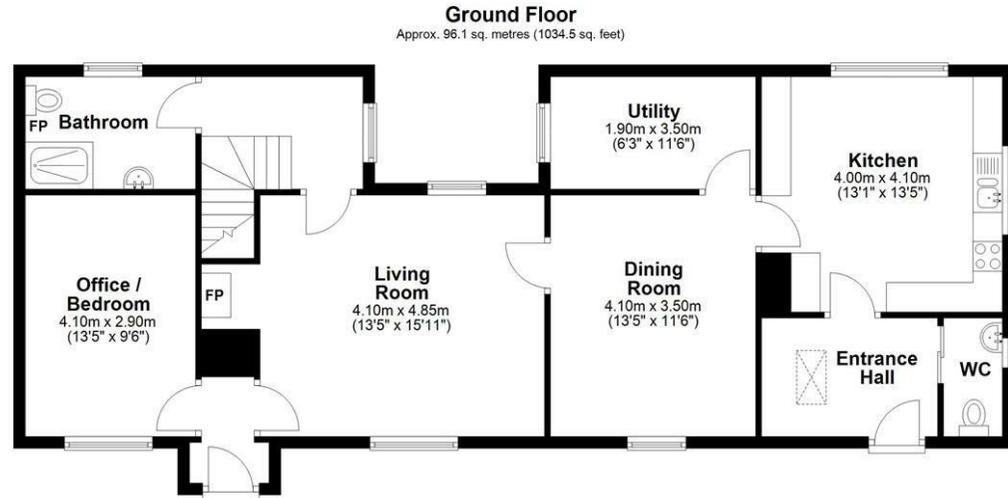
Agents Note Two: Anyone looking for a smaller garden, could look into the possibility of selling off part of the grounds for potential building plots (Subject to Planning)

E.P.C. Rating: E





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 146.9 sq. metres (1581.0 sq. feet)

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