



## 3.75 Acres The Cottage Brandy Wharf Road

| Waddingham, Gainsborough | DN21 4RP

£515,000



**Perkins George Mawer & Co.**

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

# 3.75 Acres The Cottage

Brandy Wharf Road |  
Waddingham, Gainsborough | DN21  
4RP

Wonderful Detached Farmhouse in a superb rural location with long distance views across open fields and countryside, yet easily accessible for the road network via the A15 which is approximately 1.5 miles distance. Shopping and leisure facilities can be found in the pretty market town of Brigg which is less than nine miles distance or Market Rasen, which is less than twelve miles way.

This four bedroom home is set in grounds of 3.75 acres including grassland, a paddock and offers various outbuildings including a large barn with workshop and kennels. This home could offer great potential for anyone with horses and wanting to develop an equestrian property, or as it has been used previously, as a potential kennel or cattery.

The accommodation briefly comprises Farmhouse Kitchen/Breakfast Room, Two Reception Rooms with Log Burners, and one having beamed ceiling. There is also a Utility Room and W.C. on the Ground Floor, whilst on the First Floor there are Four Double Bedrooms and Bathroom.

- \* Farmhouse in 3.75 acres
- \* Lovely Rural Position
- \* Potential Equestrian or Kennels
- \* Range of Outbuildings
- \* Four Double Bedrooms
- \* Two Receptions
- \* Farmhouse Kitchen/Breakfast Room
- \* Scope for Further Improvement

## Entrance Hallway

## Lounge

11'9 x 11'8 (3.58m x 3.56m)

With double glazed window to the front and side elevation, cast iron multi fuel stove, central heating radiator, exposed ceilings beams and solid wood floor.





### Dining Room/Sitting Room

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

A dual aspect room with double glazed windows to the front and side, cast iron multi fuel stove with tiled hearth and brick surround, television point, two central heating radiators, stairs to the first floor and UPVC door to the front.

### Dining Kitchen

18'0 x 10'6 (5.49m x 3.20m)

Having a range of wall and base units with rolled edge work surfaces over and incorporating a one and a half bowl drainer sink unit with mixer tap, breakfast bar area, built-in electric oven and gas hob with extractor hood over, space for fridge and freezer, two central heating radiators, a double glazed window to the side and two double glazed windows to the rear with UPVC entrance door.

### W.C

With low level flush W.C, central heating radiator, tiled floor and obscured double glazed window to the rear elevation.

### Utility Room

10'6 x 6'10 (3.20m x 2.08m)

With a range of base units having rolled edge work surfaces over, plumbing for automatic washing machine and space for dryer, wall mounted boiler, central heating radiator, tiled floor and double glazed window to the side and single glazed to the rear.

### Bedroom One

13'2 x 12'1 (4.01m x 3.68m)

A dual aspect room with double glazed windows to the front and side and two central heating radiators.

### Landing

With doors to:

### Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

A dual aspect room with double glazed window to the front and side and central heating radiator.

### Bedroom Three

10'2 x 10'7 (3.10m x 3.23m)

With double glazed window to the rear elevation and stunning views across open fields to the rear.





### Bedroom Four

10'6 x 10'2 (3.20m x 3.10m)

With double glazed window to the rear elevation and central heating radiator.

### Bathroom

Comprising panel enclosed bath, pedestal hand wash basin, low level flush W.C, central heating radiator, double glazed obscured window to the rear and being part tiled.

### Parking

The property is accessed via a driveway which branches off to the side and rear of the property providing a parking area.

### Gardens/Land

The plot extends to approximately 3.75 acres and includes a paddock, large barn with separate store, workshop, dog kennel with outside runs and wood store. Further outbuildings include garden shed and a green house .There is a separate building currently a block of 6 kennels. .

Gardens surround the property to the front side and rear which are enclosed by hedged boundaries.

A further two acres of land to the side of the property is owned by the James Thomson Trust and is rented to the property for approximately £82.50 every 6 months.

### Services

Septic Tank

Calor Gas

Electric

### Additional Services

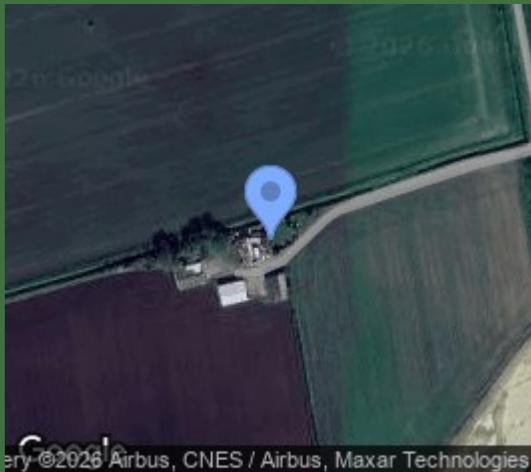
Floor Area: 119 Sq M

EPC Rating: G

Tenure: Freehold

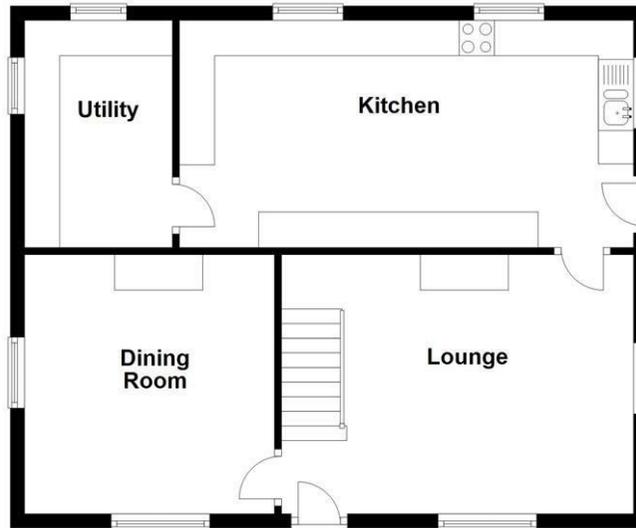
Council Tax: C





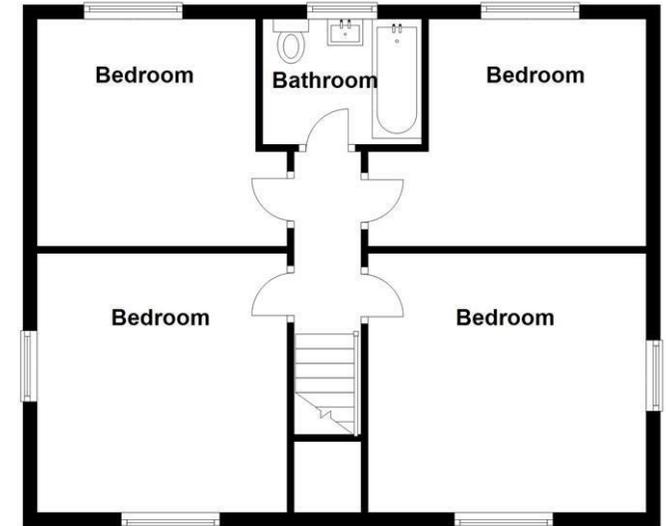
### Ground Floor

Approx. 647.1 sq. feet



### First Floor

Approx. 676.7 sq. feet



Total area: approx. 1323.8 sq. feet

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only.  
Created by Robin Mapleston (info@epcforproprty.net)

Plan produced using PlanUp.

### 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>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>35</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	

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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.