



# Hillside Farm, Silver Street

| Benniworth, Market Rasen | LN8 6JR

£315,000



Perkins George Mawer & Co.

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

# Hillside Farm

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A Wonderful Opportunity to enter the world of Smallholding with this Unique, Semi Detached Cottage which sits on a Plot of 0.2 Acres and has an Additional Parcel of Land Opposite with its own Animal Shelter plus Brick Store/Stable. Perfect for anyone who would like to keep goats and chickens or try their hand at being 'Green Fingered' in their own Vegetable Garden. The cottage is perched on a hillside within the Area of Outstanding Natural Beauty of the Lincolnshire Wolds having Magnificent Views to both the front and rear. There are Stunning Countryside Walks on your doorstep, perfect for anyone who enjoys the outdoor life or simply wants dog walking close by. If you need any shopping or leisure services you can visit Horncastle which lies less than nine miles away and boasts the Queen Elizabeth Grammar School.

This cottage is warmed by Oil Fired Central Heating, assisted by the Open Fire in the Living Room, 'ideal for cosy nights in' and the warmth is retained by uPVC double glazing. It comprises of Entrance Porch, Dining Room, Living Room, Fitted Kitchen, Rear Boot Room/Utility, Downstairs Cloakroom, Three Bedrooms and a Re-Fitted Shower Room. Outside is a Gardeners Paradise with the Paddock opposite, Good Size Rear Garden, Vegetable Plot and Herb Garden, a Large Workshop/Shed, Greenhouse and Polytunnel. There is Parking for five to six cars or vehicles plus a Single Garage.

- Quiet Lincolnshire Wolds Village
- 0.2 Acre Garden
- Additional Parcel of Land Opposite
- Animal Shelter & Store/Stable
- Ideal Starter Smallholding
- Semi Rural Position
- Far Reaching Wold Views
- Two Receptions, Three Bedrooms
- Bathroom plus Cloakroom
- Garage plus Ample Parking

## Entrance Porch

Approached through half uPVC panelled with two double glazed inserts. Window to side. Slate effect tiled floor. Radiator. Glazed inner door to:-





### Dining Room

9'4 x 12'9 (2.84m x 3.89m)

Bow window to the front. Wood effect flooring. Coving. Double radiator. Stairs to First Floor. Wooden doors off.

### Living Room

13'8 x 10'9 (4.17m x 3.28m)

Open fire with brick surround and black quarry tiled hearth. One double and one single radiator. Windows to side and rear. Coving.

### Kitchen

12'10 x 7'0 (3.91m x 2.13m)

Cream colour, Shaker style wall and base units with pewter style knobs. Roll top work-surfaces with inset one and a half bowl, single drainer sink top. Space and plumbing for dishwasher. Built-in electric oven, hob and concealed extractor hood over. Tiled splashbacks. Double radiator. Stable door to:-



### Rear Boot Room/Utility

5'1 x 8'1 plus 3'7 x 3'2 (1.55m x 2.46m plus 1.09m x 0.97m)

Exposed brickwork. Fitted double wall cupboard and matching larder unit. Run of work-surfaces with space and plumbing for washing machine under. Half uPVC panelled and half double glazed door to rear garden. Pine panelled door to:-



### Cloakroom

White suite of Low Level W.C. Trough style sink in white gloss finish vanity unit with cupboard. Window to rear.

### First Floor Landing

Wood doors off.

### Bedroom One

13'8 x 11'2 average (4.17m x 3.40m average)

Window to rear. Double radiator. Wardrobes to remain.

### Bedroom Two

9'4 x 9'11 (2.84m x 3.02m)

Window to front. Radiator. Access to loft.





### Bedroom Three

6'10 minimum x 7'1 (2.08m minimum x 2.16m)

Window to front. Radiator.

### Re-Fitted Shower Room

Full width shower enclosure with 'Mermaid' style boarding. W.C. with concealed cistern. Wash hand basin in white high-gloss finish vanity unit with one double and one single cupboard plus drawer. Tiling to full height on remaining walls. Window to rear. Radiator.

### Field Opposite with Shelter & Store/Stable

Approached through timber five bar gate. Currently used for keeping goats and chickens. Timber Field Shelter. Brick Store/Stable.

### Front Garden

Lawn and Flower Border.

### Single Garage & Ample Parking Adjacent

Garage with up and over door, light and electric. Gravelled parking for five to six cars or vehicles.

### Rear Garden

Gated access. Pebbled patio. 'Kitchen/Herb Garden' area. Expanse of lawn. Workshop/Shed with light and electric. Greenhouse. Polytunnel. Picket fence and gate to Vegetable Garden which has an additional shed.

### Additional Information

Tenure: Freehold

Council Tax Band: B

Services: Mains Electric & Water. Oil Fired Heating. Old style Septic Tank - this has been factored into our Market Appraisal already.

EPC Rating: T.B.C.





## Floor Plan to Follow

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>100+</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</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.