



Mill Farm, Gulham Road

North Owersby | Market Rasen | Lincolnshire | LN8 3PS

Guide Price £575,000



Perkins George Mawer & Co.

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

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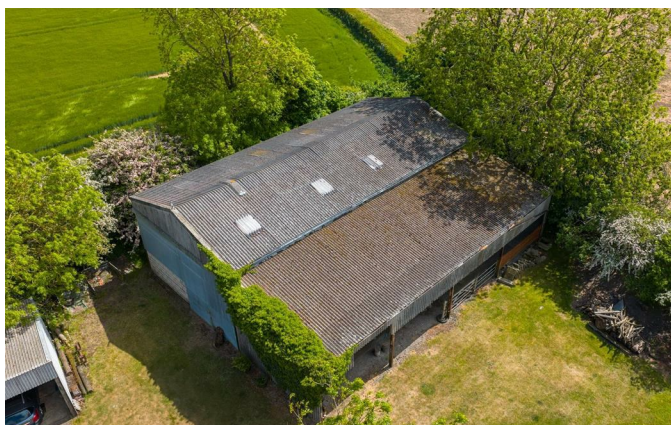
Guide Price £575,000

A hidden gem, tucked away down a private driveway with no immediate neighbours and comprising a four-bedroomed detached property which has been extended and improved but offers further scope, along with the benefit of an extensive range of outbuildings and grassland in all about 6.30 Acres.

- Paddock land - 4 Acres (est)
- Extensive range of outbuildings (approx. 7)
- No immediate neighbours
- Adjoining land to north and south is a designated Site of Special Scientific Interest (SSSI)
- Pleasant, secluded location
- Scope for improvement
- Wildlife Haven
- Fruit bearing orchard

Location

Situated in an off-lying rural position on the outskirts of North Owersby (0.50 miles) in the West Lindsey District about 6-miles north of Market Rasen. Caistor is about 7-miles to the north east. [what3words \(///retain.scarlest.played\)](http://www.what3words.com/retain.scarlest.played).





Accommodation

Ground Floor

Entrance Porch

Leading to: -

Kitchen/Breakfast Room

11'8 x 26'7 (3.56m x 8.10m)

With range of pine units, terracotta tiled worktops, oil fired AGA range cooker (white), double bowl stainless steel sink and drainer and part quarry tiled floor/part pine boarded. Radiator.

Utility

8 x 11'4 (2.44m x 3.45m)

With terracotta quarry tiled floor, single drainer stainless steel sink with cupboard and plumbing for washing machine/dishwasher, radiator.

Living Room

24 x 20'2 (7.32m x 6.15m)

With exposed timber boarded floor, multi-fuel stove, radiators (x3).

Cloakroom

9'6 x 9'10 (2.90m x 3.00m)

Pedestal hand washbasin and low flush W.C. Carpeted floor.

Large inner hallway to front door and stairs together with separate inner lobby to second stairs.

First Floor

Landing

9'6 x 20'02 (2.90m x 6.15m)

Exposed pine boarded floor, range of built in cupboard units and shelving, hot water cylinder together with loft access point.

Bedroom 1

12'2 x 20'2 (3.71m x 6.15m)

A dual aspect with exposed timber board floor and range of built-in wardrobes. Radiator.

En-Suite Bathroom

Separate bath and shower enclosure with low level W.C. and pedestal sink, tiled splashback areas, radiator and door to landing.

Bedroom 2

11'8 x 12 (3.56m x 3.66m)

Leading from landing corridor, radiator and door leading to second small landing area.

Bedroom 3

11'8 x 14'3 (3.56m x 4.34m)

Accessed via second landing and with airing cupboard and hot water tank. Radiator and loft access point.

Bedroom 4

8' x 11'4 (2.44m x 3.45m)

With single built in wardrobe, radiator.

Bathroom

Suite with panelled bath and electrical shower over, white tile splashbacks. Pedestal was hand basin and low level W.C. Towel radiator.





Outside

Approached via a metalled track (owned and gated at both ends) off Gulham Road and leading to the main dwelling the property is served by an extensive range of former farm buildings providing extensive storage or livestock accommodation/horse shelter, all lying in close quarter to the house and adjacent paddock.

There is also a small pond. Lying to the west of the dwelling is an old orchard with a variety of apple, pear and plum trees.

The long standing paddock is stock fenced with mature boundary hedgerows and there is a separate entry/access point lying on the western boundary.

Adjoining land to the north and south, in the ownership of Lincolnshire Wildlife Trust, is a designated Site of Special Scientific Interest (SSSI).

Outbuildings

The buildings are extensive and comprise:

Boiler Room

Adjoining house and housing oil central heating boiler (Worcestor) and radiator.

General Purpose Building

60 x 30 (18.29m x 9.14m)

4-bay steel framed with internal concrete floor and partitioned workshop area to rear. Mezzanine floor over workshop. Double sliding doors. A/C corrugated pitch roof and part cladding with block walls and adjoining open fronted.

Lean To

60 x 19'6 (18.29m x 5.94m)

Providing additional racking/storage.





Pole Barn

30 x 17'10 (9.14m x 5.44m)

Open fronted with monopitch profile steel sheet roof and cladding to sides providing car parking.

Central Range

Of mainly brick and tile buildings providing additional storage/garaging space together with several former stables/loose boxes.

Livestock Building

101'8" x 78'8" (31 x 24)

Brick and tile with pitched roof incorporating timber framed with Lean-to open sides and monopitch roof.

Nissen Building

60 x 24 (18.29m x 7.32m)

With corrugated tin sheet cladding and block wall elevations and providing general storage/livestock shelter.

Services

Mains water and electric are connected. Drainage is to a private system. There is an oil-fired central heating system. (Note. the water meter is located in Gulham Road).

Council Tax

West Lindsey District Council – Band D.

Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Method of Sale

The property is offered for sale by Private Treaty as a whole.

Viewing

Viewing is strictly by appointment via the Selling Agent.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.





Total area: approx. 233.6 sq. metres (2514.4 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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.