



## East Hall Farm, Back Lane

Brattleby | Lincoln | Lincolnshire | LN1 2SQ

Guide Price £250,000



**Perkins George Mawer & Co.**

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

# East Hall Farm

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Perkins, George, Mawer & Co are pleased to bring East Hall Farm to the market. Nestled in the charming village of Brattleby, Lincoln, this delightful cottage situated on Back Lane represents a rarely available opportunity to acquire a run down dwelling and restore to modern standards.

This character stone cottage benefits from a peaceful location while still being within easy reach of local amenities and transport links.

- Three Bedroom Stone Cottage
- Large Garden
- For Sale by Private Treaty
- Located in Brattleby Village
- Range of Outbuildings
- Close to Lincoln





### Location

Brattleby is a village and civil parish in the West Lindsey district of Lincolnshire. It is situated 5 miles (8 km) north of the city of Lincoln, to the west of the main A15. Lincoln offers extensive shopping and a wealth of places to eat and drink, health facilities, as well as a range of transport links and both primary and secondary schools.

### Description

Of stone constructions under a pitched pantile roof the accommodation is arranged over two storeys briefly comprising: -

### Ground Floor

#### Kitchen

14'3" x 12'3" (4.35m x 3.75m)

The main side door entrance opens out on to the kitchen which has cream fitted base and wall mounted units with laminate work tops and stainless steel sink and drainer. Tiled splash back, cooker point, plumbing for a washing machine, a 'Worcester' boiler and single radiator.

#### Utility

Window on to rear gardens, radiator and door leading to...

#### Bathroom

Shower cubicle, sink, separate w/c and radiator.

#### Living Room

14'5" x 15'1" (4.39m x 4.60m)

Brick surround open fire place, fitted shelving and radiator, Dual aspect with views over the village green.

### Hallway & Pantry Cupboard

Under stairs storage, radiator and door on to pantry with window on to rear, fitted shelves and water meter housing. Stairs to...

### First Floor

#### Bedroom 1

14'5" x 17'0" (4.40m x 5.20m)

Fitted wardrobes, window overlooking front of property and village green.

#### WC

Together with with corner sink, and extractor fan.

#### Bedroom 2

14'3" x 6'0" (4.35m x 1.83m)

Window to east elevation, wooden flooring.

#### Bedroom 3

10'9" x 5'11" (3.30m x 1.82m)

Window to east elevation, wooden flooring.

### Outside

Hall Farm is accessed via private driveway directly off Back Lane. The property opens out on to gardens to the rear which are predominantly laid to grass with mature fruit trees. To the south of the dwelling is a detached stone outbuilding, offering additional covered storage space/outdoor amenity. The front of the property has part stone wall and part picket fence boundaries.

### Services

Mains water, mains electricity and mains drainage are connected to the property. There is a mains gas supply fuelling the central heating system.

### Local Authority

West Lindsey District Council

Council Tax Band: C



## Designations

Brattleby village is designated a Conservation Area.

IMPORTANT NOTE: Reference to the Brattleby Neighbourhood Development Plan (2016 – 2036) indicates that the subject property has 'Locally Listed' status.

For the avoidance of doubt this designation does not have legal status. It is a level below Listed Buildings and is not covered by S1. of the Planning (Listed Buildings) Act 1990 or its protections/sanctions. However, it should be noted that the adjoining property to the north known as 'The Yews' is Listed, Grade II.

## Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

## Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

## Tenure & Possession

The property is Freehold and will be sold with Vacant Possession.

## Method of Sale

The Property is offered For Sale by Private Treaty

## Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.

## Viewing

Viewing is strictly by appointment via the Selling Agent(s).

## Joint Agent

Walters Rural (Ref: Ray Phillips)

Tel: 01522 696496

## Solicitors

Chattertons (Ref: Tom Price)

Lincoln

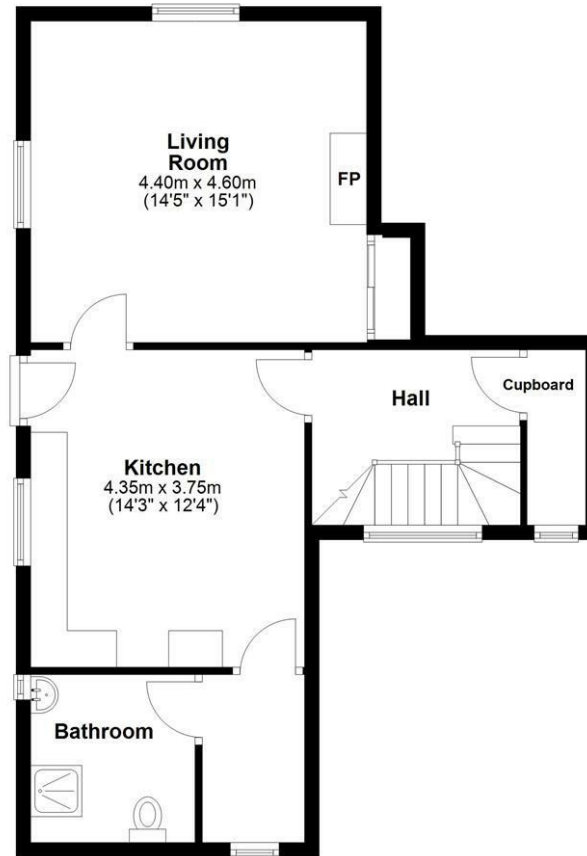
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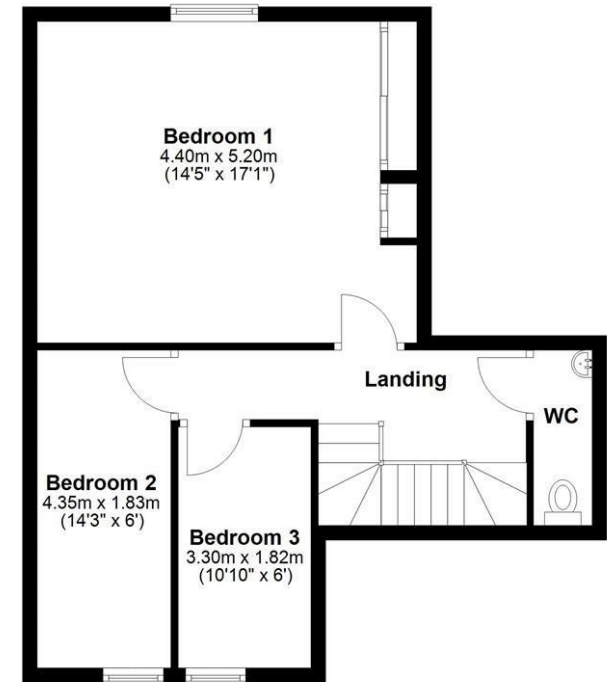
### Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



### First Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Total area: approx. 105.1 sq. metres (1131.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.