



3.75 Acres The Cottage Brandy Wharf Road

Waddingham | Gainsborough | DN21 4RP

£530,000



Perkins George Mawer & Co.

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

3.75 Acres The Cottage

Brandy Wharf Road | Waddingham

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A wonderful detached farmhouse situated in this superb semi rural location with long distance views across open fields and countryside. This four bedroom home sits within 3.75 acres of grassland including a paddock and offers various outbuildings including a large barn with workshop and kennels.

The accommodation briefly comprises entrance hallway, two reception rooms, spacious kitchen with utility room and W.C. To the first floor are four bedrooms and house bathroom.

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 annexe 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

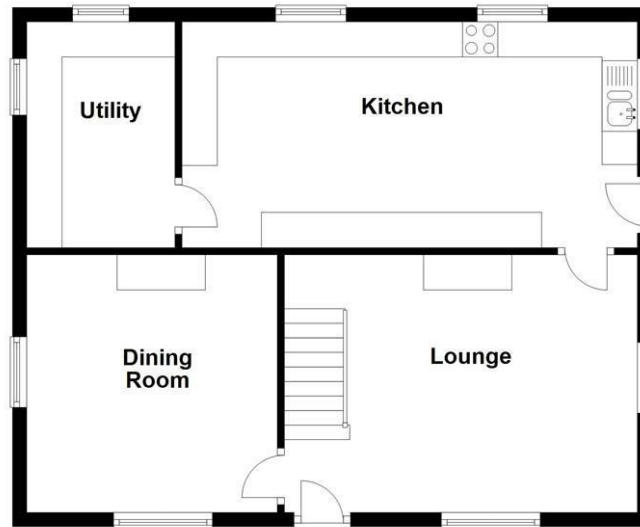
Tenure: Freehold

Council Tax: C

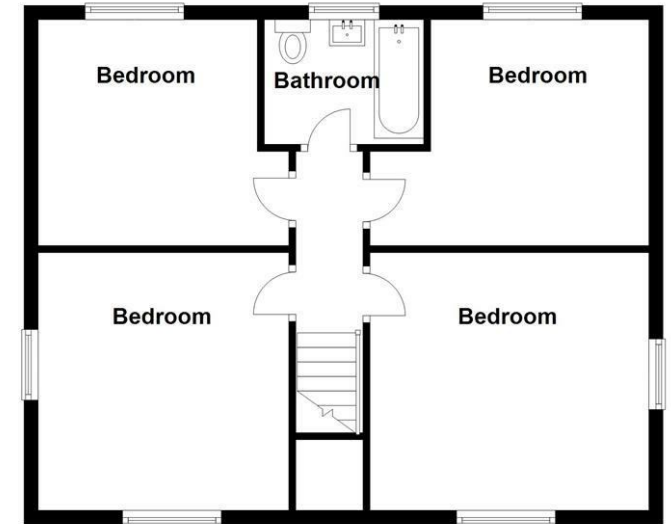




Ground Floor
Approx. 647.1 sq. feet



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		12	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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.