

Green Lane Farm

Saltfleetby LN11 7SS

MASONS

EST. 1850



Green Lane Farm, Green Lane, Saltfleetby, Louth, Lincolnshire LN11 7SS

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A unique renovation or re-development project (subject to planning permission), this 2/3 bedroom detached farmhouse stands in open countryside with no near neighbouring property and in grounds totalling 5 acres (STS), with further land available by negotiation. Superb open views taking in spectacular sunsets from the main windows. For sale with NO CHAIN.



Directions

From Louth proceed away from town on the Legbourne Road and at the roundabout take the first exit along the B1200. After just over 3 miles carry straight on at the Manby Middlegate traffic lights for almost 2 more miles into Saltfleetby village. Go past Ings Lane on the left and then , just after the sign for Lakeside Fisheries look for the entrance onto the farm track immediately before the property called Barts Cottage. This leads out into the fields only as far as Green Lane Farm.

The Property

Estimated to date back to the late 1800's/early 1900's this detached farmhouse represents an increasingly rare chance to live in open countryside, 440m from the nearest road and neighbouring property, with around 5 acre grounds including gardens and land. (Further land available by negotiation).

The house has brick-faced principal walls beneath a main pitched timber roof structure covered in concrete tiles and a flat roof extension. The windows are uPVC framed double glazed units and heating is by an oil central heating system supplemented by a woodburning stove in the sitting room. The conservatory now has a solid panelled roof.

The outbuilding has been partially demolished but left in situ as a footprint for a suitable replacement subject to planning permission, and could be re-built as garaging, stables, workshop etc. as deemed permissible by the planning authority.

The land would make equestrian paddocks (STP) with the enviable opportunity to view the main paddock from the sitting room and conservatory which are directly adjacent and with access to the countryside via a green lane from the boundary and country footpaths. Generally the area has a network of bridleways across the marsh and Wolds, some wide lane verges for hacking and access via day passes to the beach. Alternatively, the land would make a hobby farm, horticultural venture or possibly gain permission for leisure use, again subject to planning authority approval.





Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale. For the purposes of our description, the front elevation is deemed to be the south-west elevation with the projecting conservatory)

Ground Floor

The farmhouse is likely to be entered through the side entrance where a uPVC part-glazed (double-glazed) door opens into a

Side Porch/Boot Room

With complementary uPVC double-glazed windows over brick base walls and mock timber wall panelling internally. Wall light, power point and inner uPVC part-glazed (double-glazed) door to the:

Kitchen

Semi open-plan with the dining room adjacent which could readily incorporate a seating area, the kitchen has a range of units with a pale green painted finish and comprising base cupboards, drawer unit with deep pan drawer, roll-edge, granite-effect work surfaces with tiled splashbacks and an inset single drainer stainless steel sink unit. Matching wall cupboards with corner shelves and a tall unit housing the Indesit electric double oven incorporating grill. Separate Hotpoint four plate ceramic hob and faced cooker hood above.





There are recesses for a refrigerator and with plumbing adjacent for a washing machine. Wall-mounted isolator switch for the water supply to the property and high-level cabinet housing the electricity consumer unit; ceiling mounted smoke alarm. Ceramic-tiled floor and wide, square arch with inset base units and shelving, together with a breakfast bar/plinth to the:

Dining Room

A bright and airy room by virtue of a large, shaped archway into the conservatory on the main elevation. There is a chimney breast faced in colour-washed, brick-effect panelling and the flue is sealed. (This should be checked for safe operation prior to installing any form of appliance or open fire). On either side there are base cupboards with painted doors, one having shelving and the other housing the Wallstar oil-fired central heating boiler. Remote digital central heating thermostat, smoke alarm, large radiator and connecting door to the inner lobby.





Conservatory

Enjoying the wow factor of stunning panoramic and far reaching views across the owned paddock towards open fields beyond and taking in the Lincolnshire Wolds in the distance, the outlook enjoys some amazing sunsets. The view is enhanced to a huge degree by the double-glazed gable in addition to the double-glazed windows on each side, all having uPVC frames whilst the glazed, pitched roof now has a solid covering.

Lobby

With part-glazed (double-glazed) door on the main elevation from the garden and having decorative panes. Staircase with handrail leading up to the first floor and further door to the:

Sitting Room

A well-proportioned room with a brick feature fireplace having an angled chimney breast and an inset stove, together with display shelving on each side and a TV plinth. Window to the front elevation enjoying stunning open views and a small window on the side elevation. Radiator and Delft rack, smoke alarm and carbon monoxide alarm.



First-Floor Landing

The first-floor landing is separated into two areas on either side of the staircase which separates with angled steps from a lower landing and a white pillared balustrade and turned newel post to one side. There is a trap access to the roof void, smoke alarm to the ceiling and electric light point to each of the two landing areas. Doors off to the bedrooms, shower room and separate toilet.

The main landing has a radiator and double doors to a good size built-in airing cupboard containing the Albion Ultrasteel insulated hot water cylinder with immersion heater, cold water tank and expansion vessel above providing pressurised hot water and with fitted linen shelves surrounding. Digital programmer to the wall adjacent.

Bedroom 1 (front)

A very good size double bedroom with a wide window on the main elevation enjoying open views across the owned paddock and countryside beyond. Four-panel door in white to a built-in store cupboard with high-level shelf. Radiator and further trap access to the roof void.





Bedroom 2

Another very good size double bedroom, also enjoying stunning views from the window on the main elevation and having a large radiator.

Bedroom 3/Nursery

A small single bedroom which has been used as such on occasion by constructing a bunk bed over the staircase bulkhead which projects into the room. Radiator and window on the main elevation enjoying open views as from the other two bedrooms.



Shower Room

With a splash-boarded and glazed shower cubicle having a mains shower mixer unit, flexible handset and chrome rail, suspended vanity unit with double cupboard in white beneath a wash hand basin with a single lever mixer tap. Two suspended wall cabinets with high-gloss doors in white and window to the side elevation with obscure glazing under splash-boarded reveal. Shaver socket and splash boarding to the walls, together with vinyl oak-effect plank flooring with a decorative border. Chrome ladder-style radiator/towel rail and extractor fan.



Separate Toilet

With low-level WC, part-tiled walls and ceramic-tiled floor. Window to the side elevation which is a tilt and turn opening window with obscure glazing.

Outside

The property is approached over a long, unmade, shared private driveway from the B1200 road and the drive is initially shared with properties on either side and then shared with farm access to the fields surrounding the property. Shared maintenance applies according to user.

A metal field gate opens to allow access into the grounds where the driveway sweeps around to an open area with ample space for parking and brick walls adjacent enclosing the main garden area which is laid to lawn. There are further lawns on the outer side of the parking area and access to a partially deconstructed barn which has been left in situ as a footprint for replacement with garaging/stables, etc. as may be required, (subject to obtaining planning permission). Further lawned garden with mature trees on the north-east side of the house and screen hedges to the farmland adjacent. A lawned garden extends around the main front elevation with hedgerows to part, low fencing to allow open views over the paddock and continuing around the far side of the house with tall screen hedges. Grass paddocks are positioned on the west, north and south sides of the property and in total, the land and grounds extend to approximately 5 acres, (subject to survey). **NB** The boundaries are delineated by dykes around the main area, mixed hedgerow to the north-west and the buyer/s will be required to erect a stock proof fence to the new north dividing boundary within a specified time period following completion.





Viewing

Strictly by prior appointment through the selling agent.

Location

The property stands in open countryside within the rural village of Saltfleetby at the end of a green lane and a private shared track from the B1200. The area is predominantly agricultural in nature and the village was for many years named as three areas of Saltfleetby according to the respective parish churches. Green Lane farm is closest to the Church of St. Peter and is approximately 8.5 miles from the market town of Louth.

Popular with locals and tourists alike, Louth has numerous independent shops, three main supermarkets, schools and academies including the King Edward VI Grammar, and a wealth of recreational facilities such as cinema, theatre, sports centres, swimming pool, golf course, tennis academy etc. The rural area is popular with equestrians and day passes can be acquired to ride on the nearby beaches or there are many green lanes and bridleways. The Kenwick Park Leisure and Equestrian Centre is on the Louth outskirts.

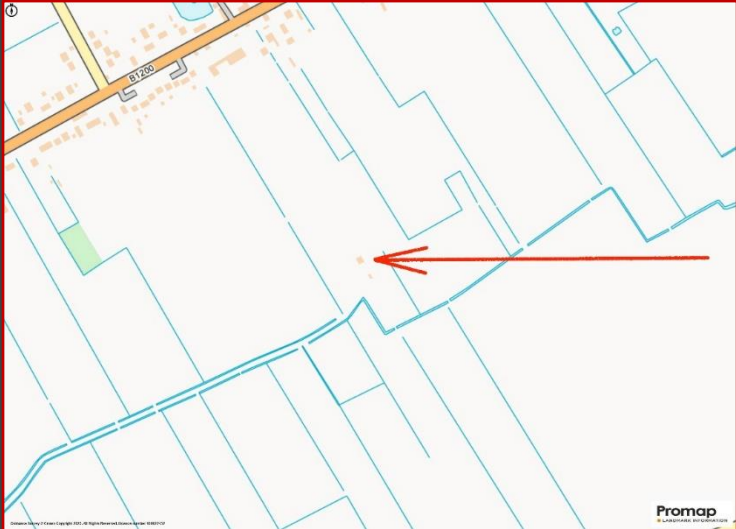
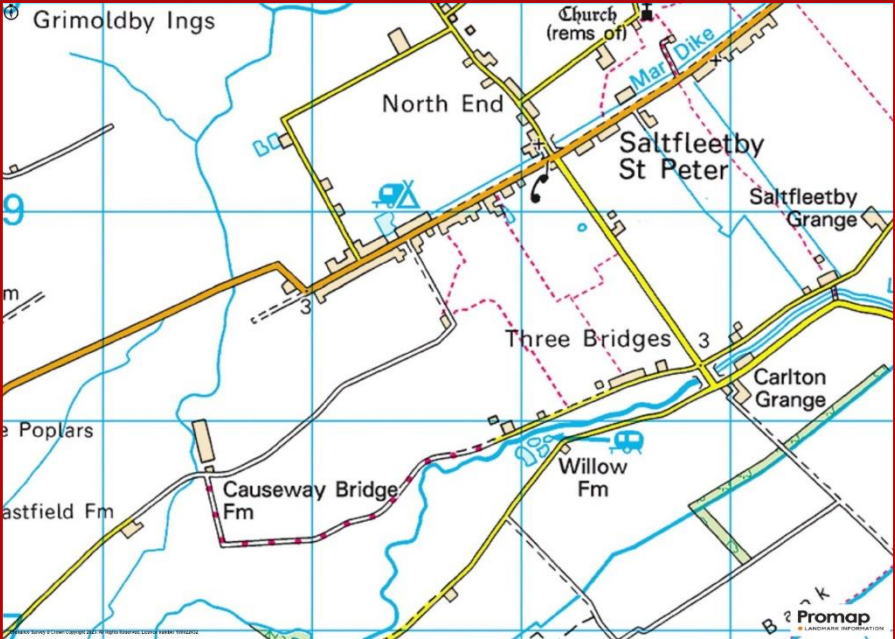
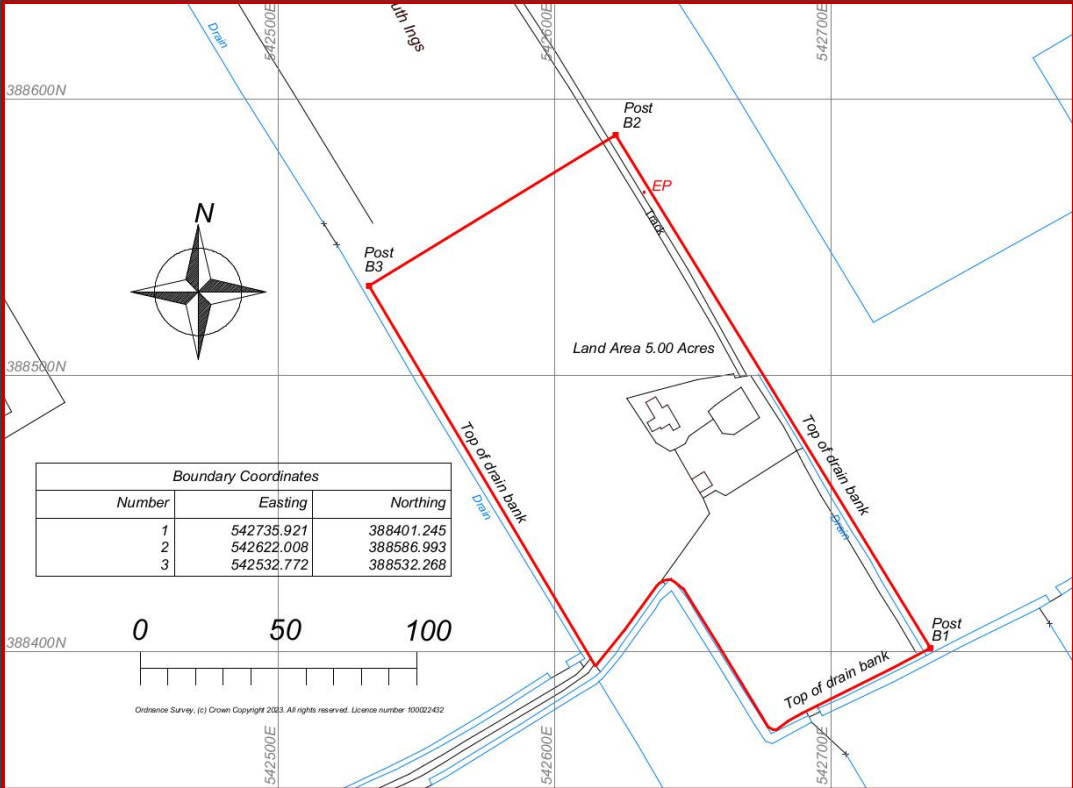
Just a short distance to the east of Saltfleetby is the popular coastline and at the nearest point this has direct access to miles of nature reserve and walks along the sand dunes. Several miles to the north are Cleethorpes and Grimsby while further south the coast reverts to long sandy beaches stretching for miles past resorts and villages leading eventually to Skegness and Gibraltar Point.



General Information

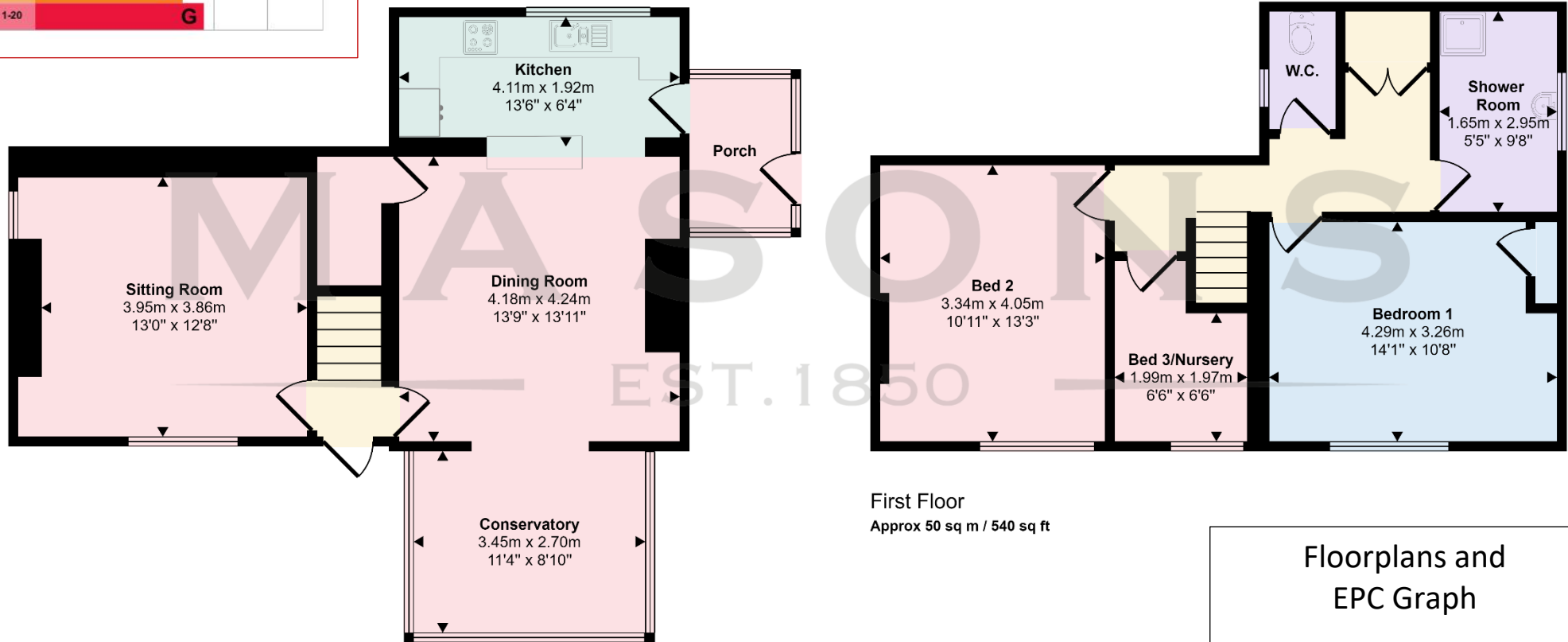
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Red-lined images show the approximate intended boundaries and the boundaries should be checked carefully against the contract plan on sale. We are advised that the property is connected to mains electricity and water whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

DISCLOSURE: The vendors have a family connection with a former employee of Masons and Partners



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Approx Gross Internal Area
113 sq m / 1221 sq ft



Ground Floor
Approx 63 sq m / 681 sq ft

First Floor
Approx 50 sq m / 540 sq ft

Floorplans and
EPC Graph

(A PDF of the full EPC can
be emailed on request)

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Important Notice

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(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.