



Midfield Farm Cottage, Eastfield, Humberston, DN36 4TP

M A S O N S

EST. 1850

Midfield Farm Cottage, Eastfield, Humberston, DN36 4TP

01507 350500

Suitable for investors only and subject to a protected lifetime tenancy with registered rent, a 3 bedroom detached cottage situated in the popular village of Humberston. Set within a large plot with driveway and gardens, this charming cottage comprises 3 bedroom accommodation with 3 reception rooms, conservatory and spacious store rooms. The property is of mixed construction requiring full modernisation. The plot lends itself to future possible residential development potential subject to planning permission. Viewing only available for investor buyers.



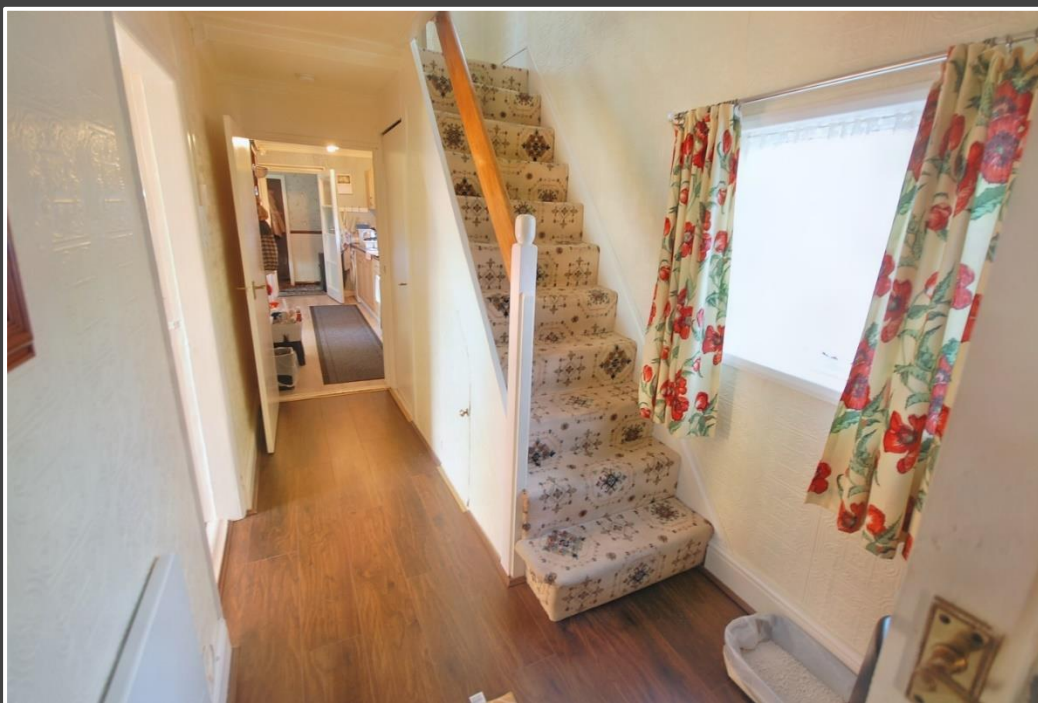
Directions

From New Waltham travel on the B1219 Humberston Avenue east, continuing along the straight road for a significant distance. On approaching the T-junction, turn left onto the A1031 Humberston Avenue. Proceed around the left bend onto Church Avenue and take the next right turning onto Midfield Road then take the second left onto Fieldhouse Road. Continue for a short while then take the right turning into Swales Road (DN36 4UG) continuing for the road's duration and at the cul-de-sac at the end, the entrance to Midfield Farm Cottage will be found on the left hand side. Pedestrian access is also possible from the adjacent Eastfield Road.

The Property

Believed to be an original detached farmhouse with the original part being of brick construction with a rendered finish, pitched roof and having later timber extensions to sides, front and rear. The property has uPVC double-glazed windows and is heated by way of electric heaters. Situated on a very generous plot which lends itself to possible future residential development potential subject to planning permission. Generally, the property is in need of a full scheme of renovation and modernisation.





Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Porch

Lean-to porch with part-glazed timber door and being of timber framed construction with corrugated plastic sheet roof. Windows to one side, carpet to floor and door off into a useful store to side. Also having lighting and external access door to rear garden. Part-glazed timber door into:

Entrance Hall

Carpeted flooring and door into downstairs toilet, opening through to useful utility pantry area with shelving and workbench.

Store Room

Lean-to extension at the side of the property with sloping ceiling, windows to two aspects and carpeted floor. Shelving to all sides.

Kitchen

Range of base and wall units, roll top work surface, single bowl sink, window to rear, space and plumbing for washing machine. Flavel double electric oven with four ring hob



above, tiling to splashbacks, wood-effect flooring.

Dining Room

Feature fireplace to one side with timber surround. Double-glazed window to front and electric radiator, carpeted floor and cupboards to either side of chimney breast.

Rear Hallway

With staircase to first floor, window to side, useful understairs storage cupboard, electric radiator and wood-effect flooring.

Lounge

With fireplace, timber surround and stone hearth with inset coal-effect gas fire. Large window to front and carpeted flooring.

Bar/Sitting Room

With built-in bar and shelving. Double patio doors into:

Lean-to Conservatory

Being timber-framed and fully glazed with doors to garden and polycarbonate roof covering. Carpeted floor.

First Floor Landing

Timber banister and spindles, carpeted floor, sloping ceiling and window to rear. Radiator to wall.





Bedroom 1

Generous double bedroom with window to front and carpeted floor.

Bedroom 2

A further double bedroom with window to front, built-in wardrobes to side with hot water tank and having carpeted floor.

Bedroom 3

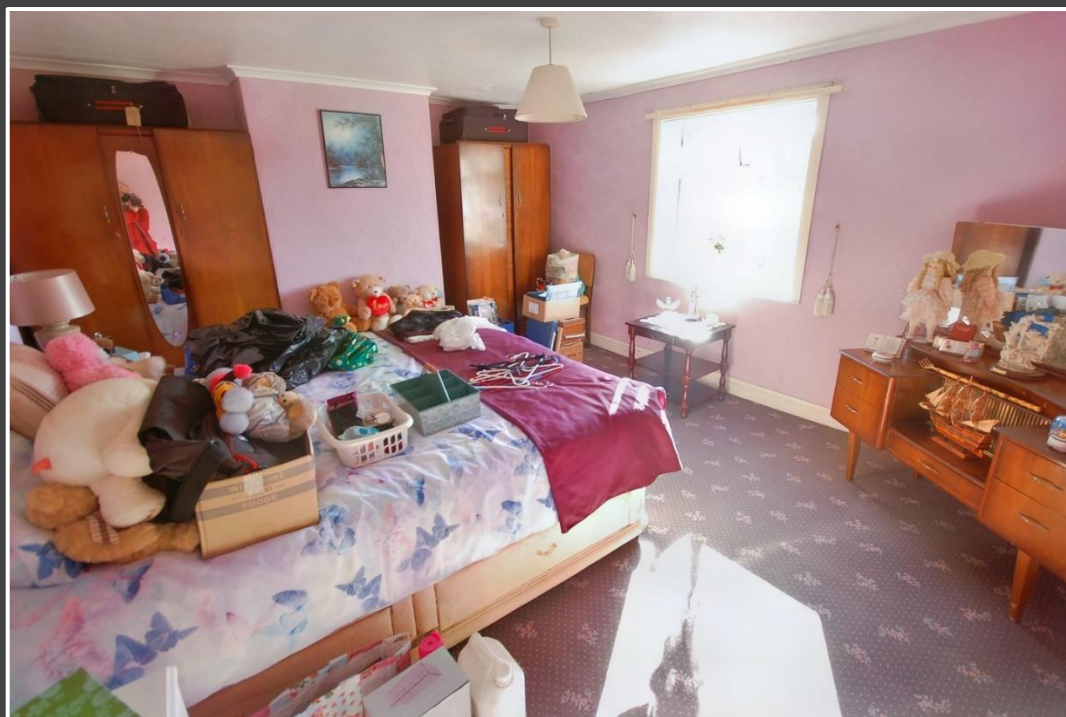
Windows to two aspects, sloping ceiling, double in size with carpeted floor.

Family Bathroom

With walk-in shower and Redring electric shower unit with Mermaid panelling to wet areas. Shower screen to side, wash hand basin with cupboards below, low-level WC and fully tiled to walls. Frosted glass window to rear, chrome heated towel rail, electric radiator to wall and tile-effect vinyl cushion flooring.

Outside

Accessed via a block-paved driveway providing parking for multiple vehicles, further parking to side with a range of timber sheds. Predominantly laid to lawn with timber fencing to side boundaries, range of



mature plants and shrubs, two greenhouses to one side. Pond situated to the centre with patio area, gravel to side, further storage shed to corner and gravelled area. Patio adjacent conservatory and leading to entrance door. Alongside the property is a pathway which gives gated pedestrian access onto Eastfield with vehicular access given via Swales Road.

Location

Humberston is a large village with a strong sense of community and a range of local shops. The village is within easy travelling distance the large business centres of Grimsby and Cleethorpes (approximately 3 miles) which has a wide range of shopping, recreational and schooling facilities. The A180 on the edge of Grimsby links directly to the M180 and the national motorway network while Humberside Airport is approximately 14 miles away.

Tenancy

The property is subject to a protected lifetime tenancy dating back to 1988. The tenancy is subject to registered 'fair rent' assessed by the valuation office under the Rent Act 1977. The rent was last assessed by the valuation office in March 2022 and set at £76 per week (£329.33pcm).





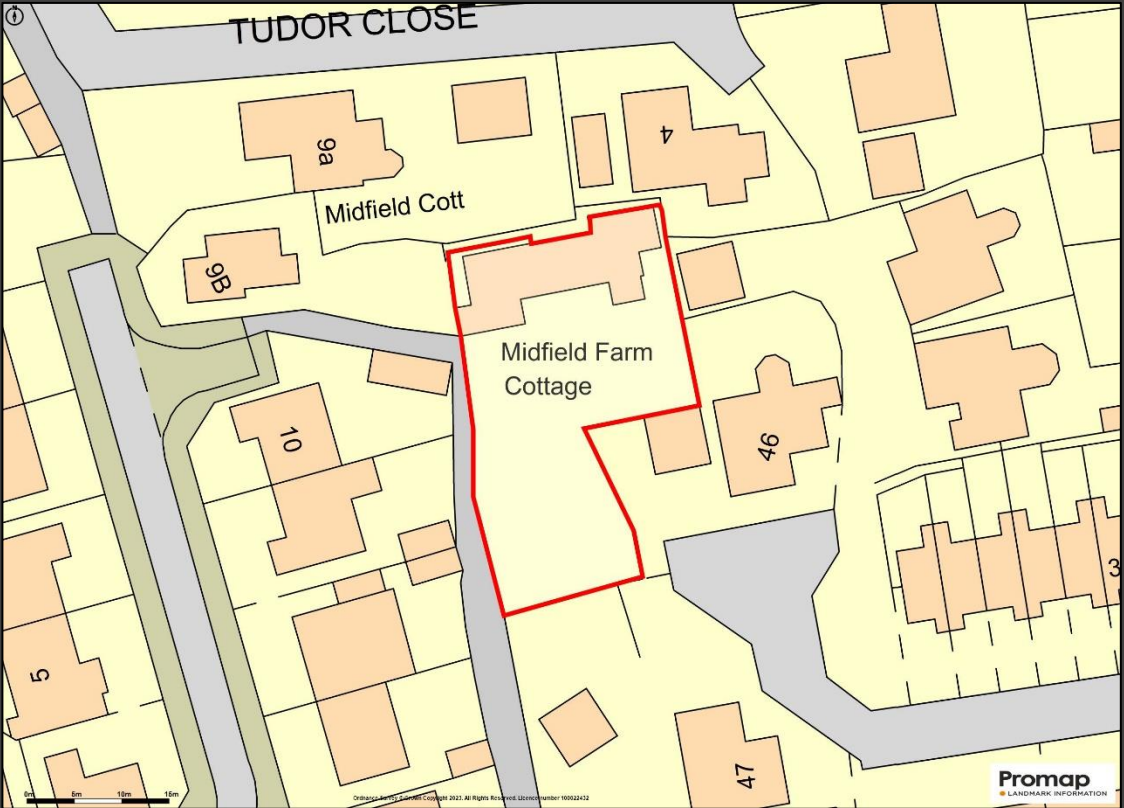
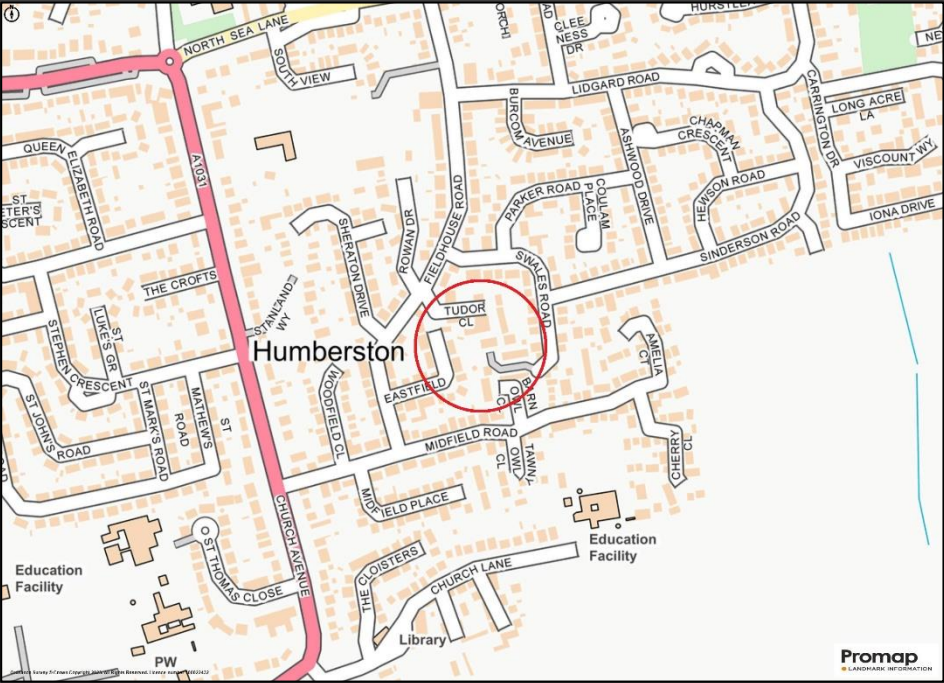
Viewing

Strictly by prior appointment through the selling agent with investor purchasers only.

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. We are advised that the property is connected to mains electricity, water and drainage with electric heating but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A. We are advised by ELDC that the property is exempt and an enforcement notice for improvement works cannot be enforced in relation to the EPC G rating.





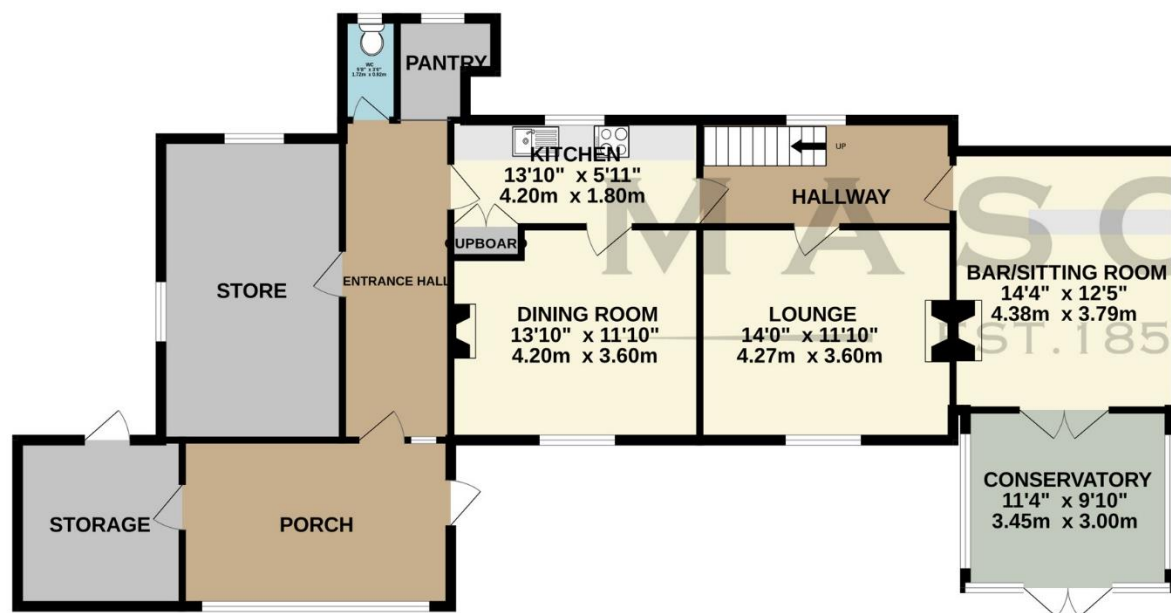
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F		
1-20	G	21 G	

Floor Plans

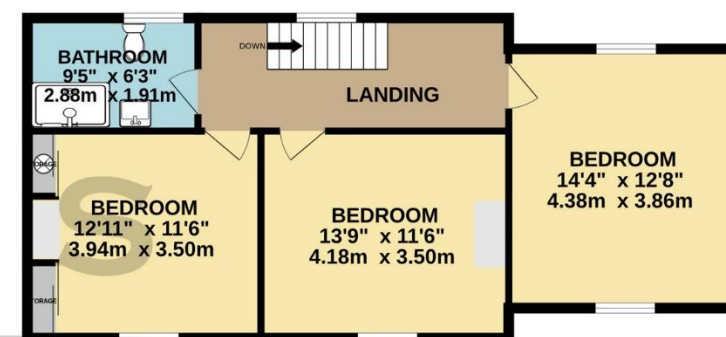
NB A PDF of the full Energy Performance Certificate can be emailed on request



GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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