



Scalp Hill Farm
Hagworthingham PE23 4LX

M A S O N S
EST. 1850

Nestled in peaceful 1.85-acre grounds (STS) with no close neighbouring properties in the south Lincolnshire Wolds AONB, this detached 3- or 4-bedroom country cottage of character has a range of outbuildings including a double car port, stores, stables and impressive, impeccable 5-star licensed breeding kennels, having operated for several years as the highly regarded "Pankington Puppies" breeder of cockapoo puppies. For sale with NO CHAIN



Contents

Directions

The Property

Location and Viewing

Photo Schedule

Floorplans - Outbuildings

The Accommodation

General Information

Cottage Floorplans

EPC Graph

Directions

From St James Church go south on Upgate, stay ahead at the traffic lights and at the Kenwick Top roundabout take the second exit along the A16. After 2 miles turn right, follow the lane across the Wolds through the dip at Ruckland and up to the crossroads – carry straight on down the hill to Tetford. Continue into the village and turn right by the bollards after the Doctors surgery. Continue for several miles going through Salmonby and up the hill, ignoring the left turns to Ashby Puerorum, and then turn left at the crossroads to Greetham. Stay on the lane and after Greetham at the T junction turn left on the A158 to Hagworthingham. Take the next left turn along Old Main Road, go past the first driveway on the left and take the second drive on the left. This is shared with two other properties set away from the lane – after crossing the field bear right towards the electric gates into Scalp Hill Farm.

The Property

We estimate that this detached country cottage was originally constructed during the late Victorian period. The property was subsequently extended around 8 years ago and has a combination of brick-faced and K-rend monocouche rendered light grey external walls beneath pitched timber roof structures covered in concrete interlocking tiles.

The cottage has been maintained in excellent condition and has an oil-fired central heating system and pressurised domestic hot water system supplemented by a wood-burning stove in the sitting room. The windows are multi-pane effect, uPVC-framed double-glazed units, many of which have been lined internally and framed in pine. The accommodation includes three first floor double bedrooms and a good size bathroom with white suite including a double-ended, floor-standing bath and

shower cubicle; on the ground floor there are contrasting lifestyles to the living accommodation with a central entrance hallway, two original reception rooms, one providing scope to be an occasional or permanent fourth bedroom and enjoying a characterful cottage feel; beyond and enjoying a contrasting contemporary, open plan and spacious feel, is the large living/dining kitchen within the ground floor of the rear extension.

The property is positioned in the heart of the south Lincolnshire Wolds, well away from the road and approached over a long, private shared driveway and then through motorised remote-control gates across a private driveway which sweeps around the cottage to a spacious parking area and the extensive range of outbuildings. Combined with the land, this affords great potential for small animal businesses, equestrian use, horticulture, hobby farm or leisure, subject to obtaining any necessary planning permission.

The latter comprise a double open-fronted car port, hay store, two good size stables, a third smaller stable or tack room, garden implement shed and a long range of brick and timber buildings operating until very recently as the 5-star licensed Pankington Puppies kennels, breeding cockapoo puppies. These also provide potential for conversion into an annexe or holiday accommodation (STP).

A more detailed account of the accommodation follows the photo schedule below.

Location

The property is located in scenic open countryside within the southern region of the Lincolnshire Wolds Area of Outstanding Natural Beauty. The village of Hagworthingham is approximately one mile away and

has a local pub serving food and drink – The George and Dragon – whilst also in the village there are two cafes, a large farm shop and a second-hand shop. A wider range of facilities can be found in the market towns of Horncastle, Spilsby and Louth which are 5 miles, 6 miles and 15 miles from the property, respectively. Each has an excellent range of individual shops, supermarkets, post office and recreational facilities, whilst major business centres in the area are located in Lincoln, Boston and Grimsby. The area has some lovely country walks with the Snipedales nature reserve just a short distance from Hagworthingham.

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. The red-lined aerial image shows approximate boundaries and these should be verified against the sale contract plan. We are advised that the property is connected to mains electricity and water, whilst drainage is to a private system. The range cooker in the kitchen operates on LPG and electricity. No utility searches have been carried out to confirm the services at this stage. The property is in Council Tax band D.

Viewing

Strictly by prior appointment through the selling agent.

Photo Schedule



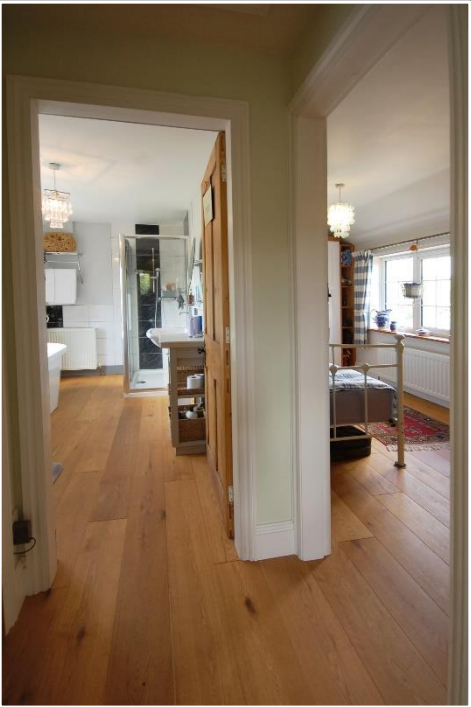






















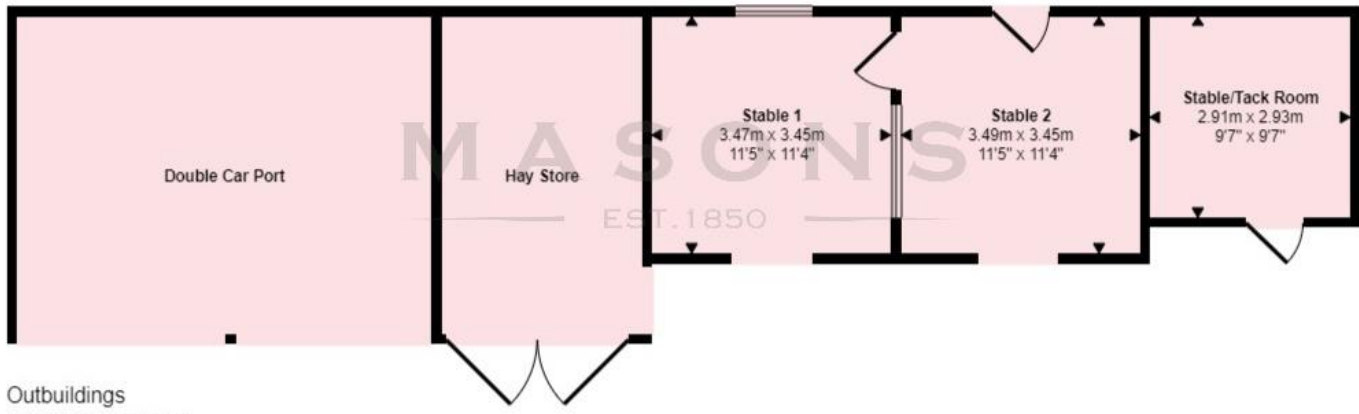






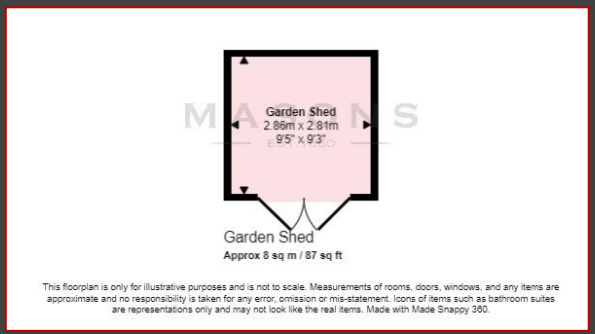




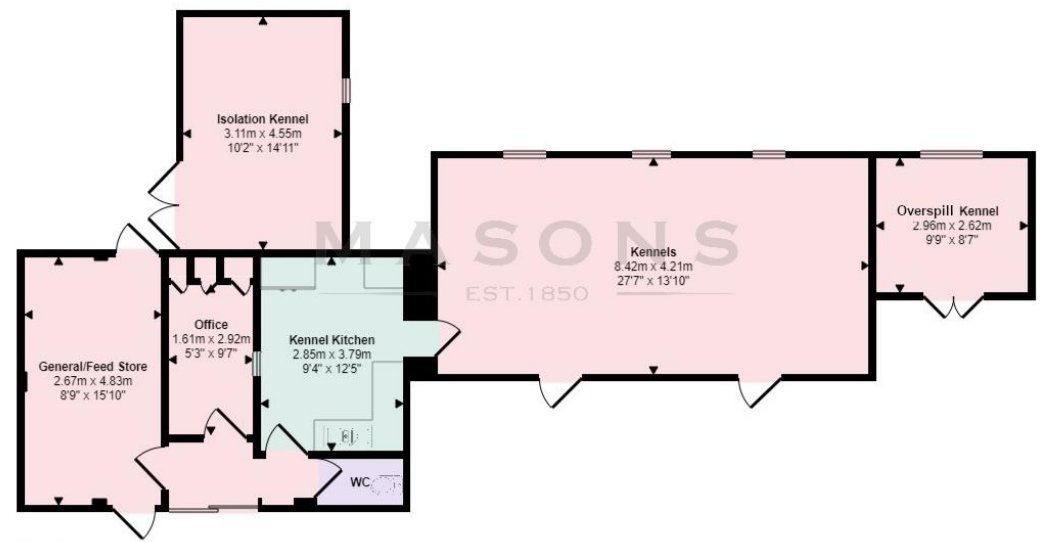


Outbuildings
Approx 76 sq m / 819 sq ft

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.

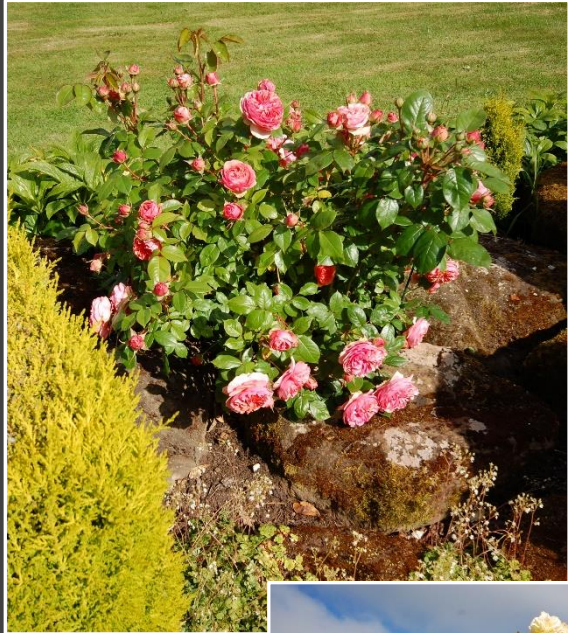


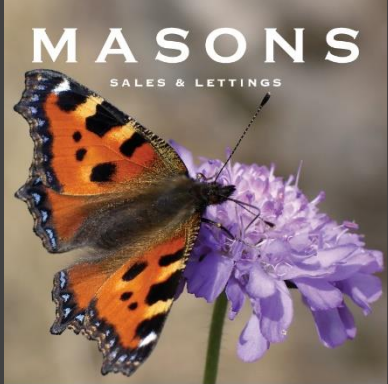
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Kennels
Approx 96 sq m / 1028 sq ft

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.









Accommodation

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

Ground Floor**Main Front Entrance**

With uPVC oak-effect front door set in a white uPVC frame with a double-glazed fanlight over, to the:

Entrance Hall

Oak floor, radiator and stripped pine staircase with spindle balustrade and turned newel posts leading to the first floor. The staircase incorporates two feature glazed risers which naturally illuminate a good size understairs cupboard with shelving. Walk-through opening from the hallway to the living/dining kitchen and stripped pine four-panel doors to the two front reception rooms.

Sitting Room

A charming and well-proportioned room with a front walk-in bay window and a wide fireplace with a cast iron log-burning stove set on a York stone hearth. Two radiators and pine-framed window on the side elevation presenting views towards the kennels.

Study/Snug or Bedroom 4

A good size versatile room with a purely decorative cast iron feature arched and finely detailed fire surround, set

into a pine pillared frame and hearth. Oak floor, radiator and front pine-framed window.

Spacious Living/Dining Kitchen

A superb size with a contemporary feel, contrasting the reception rooms in the original cottage, the kitchen area has an excellent range of units with a painted finish in matt mid-grey and comprising base cupboards and drawers, a wide drawer unit with deep pan drawers, wall cupboard unit with cantilevered doors and a matching wall unit over the Fridgemaster American style fridge/freezer with pull-out tall wire basket larder racks on each side.

There is a faced integrated dishwasher and a Belling dual-fuel range cooker with five LPG rings and two electric fan ovens, together with a grill, stainless steel splashback and above is a Belling black cooker hood with downlighters. Attractive island unit with oak-framed granite work surface over base cupboards and drawers, together with wine racks.

Wide and deep stainless steel sink unit with a hose lever tap and wide window to the side elevation over, presenting lovely views towards the outbuildings and countryside beyond. The base units are topped with oak block work surfaces having ceramic-tiled splashbacks. On the rear elevation, a pair of uPVC-framed, double-glazed French doors open onto the patio outside which enjoys the late afternoon and evening sun. (Plumbing connections have been left for a conservatory or garden room to be constructed in this location if required).

There is a wide, square opening from the kitchen area to the dining and living area which has a radiator, oak floor extending throughout, trap access to the roof void and French doors on the opposite side elevation to the main terrace facing the outbuildings. The upper wall-mounted TV will be included in the sale and is connected to eight security cameras divided between the cottage and kennels and including pan and tilt 360° cameras for security and also enjoying the visiting wildlife.

Cloakroom /WC

A larger than average cloakroom with space and plumbing in place to fit a corner quadrant 800mm shower cubicle if required. There is presently a white suite comprising a modern pedestal wash hand basin with lever tap and ceramic-tiled splashback, together with glass shelf and there is a low-level, dual-flush WC. Oak floor, radiator, extractor fan and rear window.

Utility/Boiler Room

Containing the Worcester oil-fired central heating boiler and the large capacity Albion Ultra-Steel insulated hot water cylinder with immersion heater and expansion vessel providing pressurised hot water. Built-in units complementing those of the kitchen and comprising a base cupboard and drawer double unit with hardwood block work surface and a double wall cupboard with drawers over. Beko washing machine set into an enclosure with shelves at the side and hardwood block work surface over.

Coat hooks to wall plaques, oak floor and “Sheila’s Maid” ceiling mounted clothes rack.

First Floor

The characterful stripped pine staircase with spindle balustrade and turned newel posts leads up via kite-winder upper steps to a quarter landing with further steps to the front and rear, to the front and rear split-level landings.

Upper Landing

With window on the front elevation presenting views across the open fields and stripped pine ledged doors with latch handles leading to bedrooms one and two.

Bedroom 1

A good double bedroom with a feature polished metal cast-iron fire surround and mantel shelf. Radiator, bedswitch and windows to the front and side elevation presenting far-reaching views over the grounds and Wolds countryside. Typical cottage style part-sloping ceiling.

Bedroom 2

Another double bedroom with stripped pine floorboards and a full-length built-in range of pine-framed wardrobes with doors finished in white, clothes hanging areas, wire basket drawers and trouser rails. Radiator, part-sloping ceiling and front window presenting open rural view.

There is a shaped archway from the staircase quarter landing with steps up to the rear:

Lower Landing

Oak floor and built-in airing cupboard with linen shelving, radiator and light. Stripped pine ledged door with latch handle to:

Bedroom 3

A good size single bedroom with large window on the side elevation having pine sill and presenting excellent views of the gardens and outbuildings with open countryside beyond. Long, built-in range of wardrobes with pine frame and painted doors, fitted as in bedroom one and having shelf compartments to the side. Radiator, part-sloping ceiling and oak floor.

Bathroom

An excellent size and superbly fitted with a white suite comprising a very large feature floor-standing, double ended roll top bath of contemporary design with twin lever tap and views over the fields!; low-level dual-flush WC and pedestal wash hand basin, also fitted with lever taps. Glazed and ceramic-tiled shower cubicle complementing the part ceramic-tiled walls in contrasting random design black and white marble effect. The shower cubicle has a Myra thermostatic mixer unit, hand set and wall grip. Oak floor, mirror-fronted cabinet, radiator, part-sloping ceiling and shaver socket. Large window presenting views to the west.

Outbuildings

Open-fronted Double Car Port

Timber framed with a pitched roof covered in profile sheet and having LED lights internally. The car port has ventilated timber boarded walls on two sides and against the:

Hay Store

With ledged and braced ventilated boarded double doors and steel profile sheet roof extending across.

Two Stables

Each with stable door having galvanised fittings and good size boxes with feeders, lighting, profile sheet roofing, an inter-connecting, galvanised framed half door and electricity supply with MCBs. Rear stable door from the second stable out onto a turnout enclosure leading onto the grass paddocks beyond.

Stable/Tack Room

With lined walls, stable door with galvanised fittings and an inner galvanised mesh door and frame. Timber panelled roof, wall light and metal profile sheet covering.

The Kennels

Comprising a brick and concrete-tiled building containing the office, kitchen, WC and feed store,

together with a range of timber buildings with metal profile sheet roofing comprising the sub-divided kennels, isolation kennel and overflow kennel. In more detail:

Entrance Lobby

With wide ledged and braced double doors having galvanised strap hinges, electricity consumer unit with MCBs, fire extinguisher, doorway with chain screen to the feed store and door at the side to the WC. Part-glazed doors into the kitchen and office.

Office

Well fitted with a range of storage cupboards and open shelf units, light and power points, smoke alarm and an internal uPVC window to the kitchen adjacent. Ceramic oak-effect floor tiling extends through from the entrance lobby.

Feed Store

A useful, good size storage space open to the under-felted tiled roof above with natural brick walls, LED strip light, power points and ample space for storage units and equipment. A ledged and framed door with chain screen at the rear opens onto the:

Isolation Kennel Dog Run

Finished in flagstone paving with galvanised mesh fencing and tall door onto the grass paddock. Ledged and braced timber door to the:

Timber-built Isolation Kennel

With floor mats, lined walls, matchboard panelled roof, light and power points. Double-glazed window on friction stays. Smoke alarm to the ceiling.

WC - with a white low-level, dual-flush WC and light over.

Kitchen

A useful, practical room with built-in base cupboard units, hardwood block work surface, a single-drainer stainless steel sink unit with lever tap over and ceramic tile splashback, together with an electric water heater. Double wall cupboard, space for wide fridge/freezer, tall double storage cupboard and high-level wall cupboard. Wood-panelled ceiling with extractor fan and LED light. Side lobby with part-glazed door to the:

Kennels

The kennels are contained within a single-storey timber building which is timber-lined internally with a panelled ceiling and sub-divided by adjustable galvanised mesh panels and doors, with windows onto the paddock at the rear. There is LED lighting and stable style doors with galvanised fittings open onto the:

Dog Runs

Enclosed again by galvanised wire mesh panels with interconnecting doors and allowing access to a

further dog run beyond with an:

Overspill Kennel

Within a separate timber-built structure having lined walls and ceilings internally, insulation matting to the floor, side uPVC window, power points and lighting.

Timber Garden Shed/Implement Store

A good size timber building positioned in the corner of the formal garden with ledged and braced part-glazed double doors and match-boarding to the timber-framed roof.

Gardens and Land

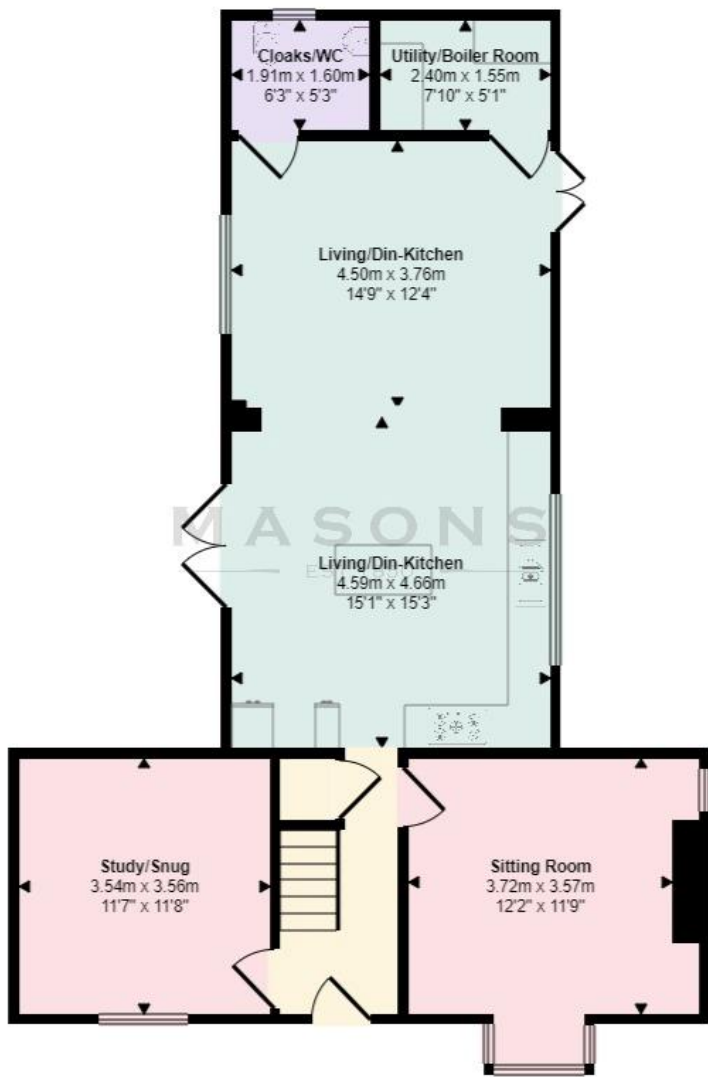
Motorised remote-control tall metal gates open onto a long gravel driveway sweeping past the front of the cottage and through the garden to the outbuildings where there is a generous size parking and turning area for numerous vehicles if required.

The gardens are charming and beautifully planted with many perennial plants, trees, shrubs, hedges, lawns and seating areas with wide terrace along the side of the cottage and an evening patio to the opposite side. The grassland beyond is divided into two paddocks with a turn-out enclosure from the rear of the stables and to the east, the ground dips into a wildlife valley with a stream. There are ample outside lights, water taps and as previously mentioned, security cameras round the kennels and cottage.

The grounds total approximately 1.85 acres (STS)

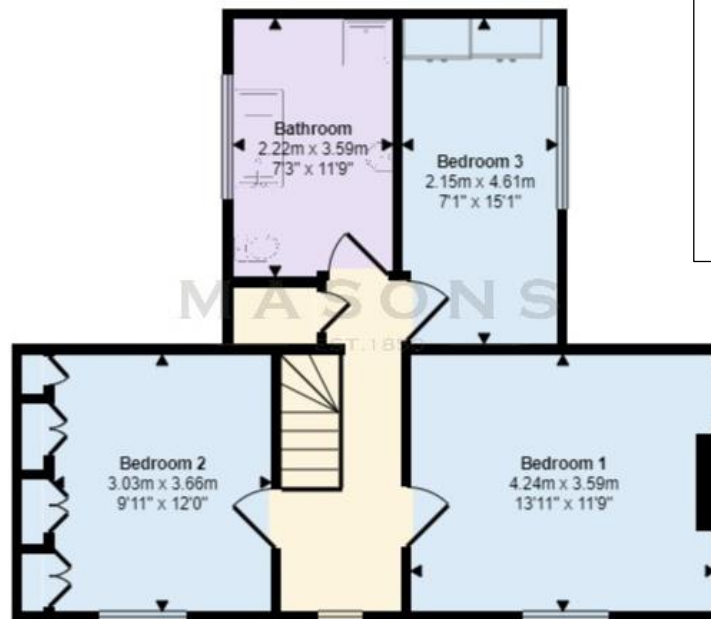


Floorplans of The Cottage and EPC
A PDF of the full EPC can be
emailed on request.



Ground Floor
 Approx 82 sq m / 880 sq ft

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.



First Floor
 Approx 56 sq m / 603 sq ft

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.

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



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (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.

MASONS

EST. 1850