



BLEAK FARM BUNGALOW
SCOTTON, LINCOLNSHIRE, DN21 3RB
4.00 ACRES OF LAND & OUTBUILDINGS



BLEAK FARM

SCOTTON, LINCOLNSHIRE

DN21 3RB

(Scotter 1.5 miles, Gainsborough 9 miles)

A DETACHED THREE BEDROOM BUNGALOW, 4.00 ACRES OF LAND & OUTBUILDINGS

SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

General Remarks and Stipulations

Location

Bleak Farm is situated to the west of Northorpe Road, on the southern outskirts of the village of Scotton, in the West Lindsey District of Lincolnshire. It sits approximately 1.5 miles to the south of the village of Scotter and approximately 9 miles to the north-east of the town of Gainsborough.

Introduction

The Property offers the rare opportunity to purchase a three bedroom detached bungalow, with 4.00 acres of land and outbuildings, offering equestrian and other potential purposes. The bungalow consists of three double bedrooms, two bathrooms, a spacious living room and a kitchen/diner, with a total floor area of 150.6 square metres, or thereabouts.

The property provides the following accommodation:-

Conservatory/Porch/Sun Room

Utility Room - with a range of floor and wall units, sink unit and plumbing for a washing machine.

Kitchen/Diner - dual aspect with a range of floor and wall units, stainless steel sink, built-in electric, split-level oven and hob.

Lounge - dual aspect with a tiled open fireplace.

Three double bedrooms - two with built-in wardrobes.

Bathroom - fully tiled, with a low flush w.c., pedestal wash hand basin, panel bath and one radiator.

Shower Room - fully tiled, with a low flush w.c., pedestal wash hand basin, walk-in shower cubicle.

Outside

There is a useful detached double garage, a steel portal framed general-purpose shed, measuring approximately 55m x 12m and an automatic roller shutter door and electricity supply with a former wooden poultry unit.

The Land

The sale of Bleak Farm Bungalow offers a fantastic opportunity to purchase 4.00 acres of Grade 3 land. The Soil Survey of England and Wales identifies the soils as being from the "Wigton Moor" association with their characteristics described as "permeable, fine and coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes; some grassland". A perfect lifestyle property, whereby adjoining the house has 4.00 acres that could be laid to grass, ideal for those with equestrian interests.

Additional Land

A further 20.00 acres is available by separate negotiation.



Services

The bungalow benefits from oil-fired central heating, mains water and electric. Drainage is to a septic tank.

Local Authority

West Lindsey District Council.

Planning

The general purpose shed received consent to convert from agricultural use to residential use via Class Q on 28 October 2022, under Application Number 145495.

There is also an Agricultural Occupancy Condition on the bungalow which states "the occupation of the dwelling shall be limited to a person solely or mainly working in the locality in agriculture or forestry, or a widow or widower of such a person and any resident dependants".

Energy Performance Certificate

The EPC rating is 'D'.

Council Tax

West Lindsey District Council

Council Tax Band 'B'

Council Tax Payable 2024/2025 - £1,693.59

Plans Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchaser(s) will be deemed to have satisfied themselves of the boundaries of the land.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

Viewing

The property may be viewed by prior appointment with the Selling Agents on (01652) 653669.

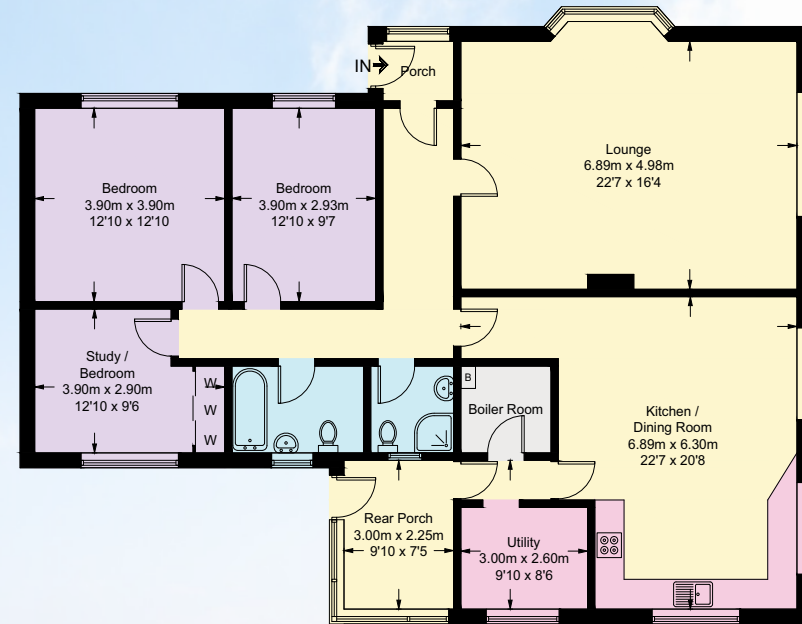
Method of Sale

The property is offered for sale by Private Treaty (private negotiation). Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.

Floor Plan

Bleak Farm Cottage, DN21 3RB

Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft

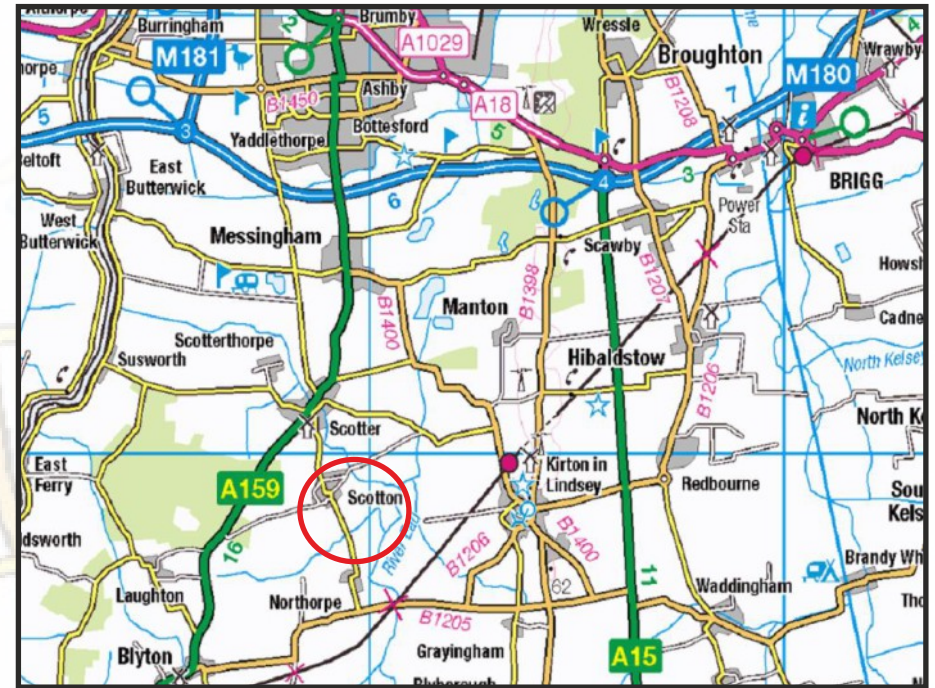
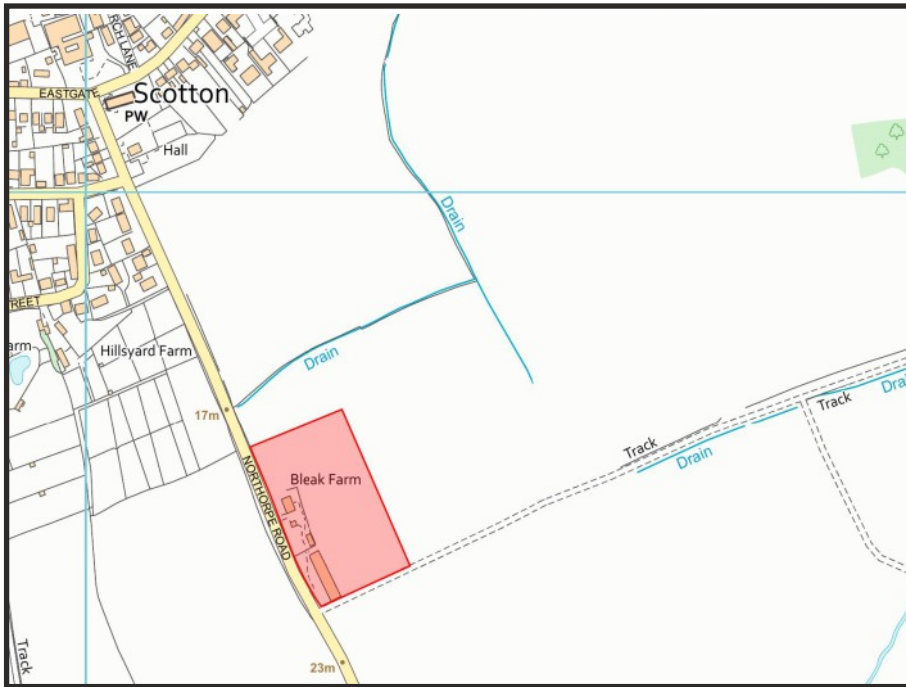


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2024 (ID1126505)



BLEAK FARM, SCOTTON, LINCOLNSHIRE, DN21 3RB

SITE & LOCATION PLAN



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