



Stain Glebe Farm, Huttoft Road, Sutton On Sea, LN12 2RU Offers in the region of £600,000

An ideal opportunity to acquire a former farm house & a Grade II Listed Cottage set within approx 3.65 acres of land which includes a 2 acre paddock or thereabouts. The properties have recently been refurbished by the current owners and offer flexible accommodation consisting of a FOUR bedroomed Farm house and a THREE Bedroomed Cottage which offers excellent potential for additional accommodation/

- FARMHOUSE
- Lounge
- Kitchen Diner
- Dining Room
- Four Bedrooms
- 2 Bathrooms
- Conservatory
- Gardens
- Garage
- GRADE II COTTAGE
- Lounge
- Kitchen

FARMHOUSE

ENTRANCE HALL

An L-shaped hallway with staircase to first floor landing, under stairs storage cupboard, airing cupboard housing unvented direct and indirect water heater, cloaks cupboard, radiator, cupboard housing consumer unit, tiled flooring, thermostat control, Upvc double glazed window having internal shutters to the front elevation.

LOUNGE

7.20m x 3.88m (23'7" x 12'9")

A bright and airy room having a range of Upvc double glazed windows with feature internal shutters, stone fireplace with lpg gasfire, karndean flooring, two radiators, spotlighting and coving to ceiling.



KITCHEN

6.90m x 4.58m (22'8" x 15'0")

Having a range of wall and base units with walnut work surfaces, under cupboard lighting, recess for a range cooker and extractor hood over, quarry tile flooring, integrated dishwasher, Kohler ceramic 1¾ sink and drainer with waste disposal and mixer taps, integrated combi oven/microwave and plate warmer, integrated Neff coffee maker, space for double fridge/freezer, central island with walnut work surface and storage units under, Kohler double width utility sink, space for washing machine and tumble dryer, two radiators, spotlighting, coving to ceiling, Upvc double glazed windows and Upvc sliding french doors opening into:



CONSERVATORY

6.46m x 3.25m (21'2" x 10'8")

Having a view of the open farmland beyond with Upvc double glazed windows, tiling to floor, 2 fan ceiling lights, radiator and two electric wall heaters.

DINING ROOM

4.60m x 2.96m (15'1" x 9'9")

Having tiling to floor, radiator, access to roof space, Upvc double glazed french doors opening to the private side garden, Upvc double glazed window and internal shutters, door leading to:

CONVERTED GARAGE

5.42m x 4.58m (17'9" x 15'0")

The garage has been plastered and is currently being used as a home gym having Upvc cladding to ceiling, double opening timber doors, personal access door, electric wall heaters, power and lighting.

GROUND FLOOR BEDROOM THREE

3.90m x 3.63m (12'10" x 11'11")

Having Upvc double glazed window and internal shutters, cupboard housing Worcester condenser LPG boiler, radiator, coving to ceiling and solid wood external door leading to front courtyard.

THINKING OF SELLING?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR BEDROOM FOUR

3.80m x 3.07m (12'6" x 10'1")

Having radiator, coving to ceiling, Upvc double glazed window and internal shutters.

GROUND FLOOR BATHROOM

3.16m x 1.74m (10'4" x 5'9")

With four piece bathroom suite consisting of panelled bath, wall hung pedestal wash basin, low level w/c, enclosed shower cubicle with shower enclosed, chrome towel rail, radiator, under floor heating, spotlighting and obscured Upvc double glazed window.



FIRST FLOOR LANDING

Having access to roof space, coving to ceiling and Upvc double glazed window with internal shutters overlooking the countryside beyond.

BEDROOM ONE

3.80m x 3.07m (12'6" x 10'1")

Having Upvc double glazed window with internal shutters, coving to ceiling and radiator.

BEDROOM TWO

3.80m x 3.11m (12'6" x 10'2")

Having Upvc double glazed window with

internal shutters, coving to ceiling and radiator.

SHOWER ROOM

2.12m x 1.28m (6'11" x 4'2")

Having a mini bath with shower over, vanity unit incorporating wall unit, mirror and pelmet lighting, heated towel rail, fully tiled walls, tiling to floor and spotlighting.

GRADE II LISTED COTTAGE

The cottage has the added advantage of lpg gas central heating.

ENTRANCE HALLWAY

Having staircase to first floor landing, under stairs cupboard, radiator, timber framed window, thermostat control, cupboard housing consumer unit, open plan leading through to:

KITCHEN

2.46m x 2.44m (8'1" x 8'0")

Fitted base units with work surfaces over, stainless steel sink and drainer, electric cooker point and plumbing for automatic washing machine.

LOUNGE

3.91m x 3.65m (12'10" x 12'0")

Having a feature brick open fireplace and surround, radiator, feature beams, radiators and two timber framed windows.

DINING ROOM

2.92m x 1.97m (9'7" x 6'6")

Having timber framed window and radiator.

BEDROOM ONE

3.66m x 2.82m (12'0" x 9'3")

Having timber framed window and radiator.



SURVEYS AND VALUATIONS

If you are purchasing a property that is not on the market with John Taylors, we can advise on the different types of survey we offer. As RICS registered values with an unsurpassed knowledge of the local property market John Taylors offer a range of survey and valuation reports at competitive rates. Quotations are available on request.

BATHROOM

2.91m x 2.61m (9'7" x 8'7")

With three piece white bathroom suite which consists of bath with disabled door and electric hoist having shower over, pedestal wash basin, w/c, part tiling to walls, tiling to floor, electric heater and radiator.



BEDROOM TWO

3.99m max x 3.72m (13'1" max x 12'2")

Having fitted cupboard housing lpg gas combination boiler, cupboard with shelving, timber framed window and radiator.

BEDROOM THREE

3.72m x 2.80m (12'2" x 9'2")

Having timber framed window, built in storage cupboard and radiator.

COTTAGE GARDENS

The spacious tended gardens of the cottage are mainly laid to lawn having fencing to the boundary and a variety of flower and shrub beds.

GARAGE & WORKSHOP

The workshop has four internal rooms comprising of a main workshop and garage, utility room, storage room, and work areas having Upvc double glazed windows, Upvc double glazed patio door to the rear, power and lighting. To the right hand side of the workshop there are external purpose built kennels with facilities of power and water supplies.

GROUNDS

The house and cottage stand in well maintained grounds of approximately 1.65 acres plus a paddock of approx 2 acres. The properties are approached via a long private driveway leading onto the gravelled driveway which leads to both properties, the work shop, hard standing area and car port. The main property has an enclosed gravelled courtyard with concrete pathways leading to

the main entrance doors of the property. The side garden is laid to patio and includes a variety of trees, plants and shrubs. The rear garden laid to lawn with mixed borders, timber decked patio area and fish pond with extensive views of the farmland beyond. The garden to the rear of the workshop includes a large polytunnel and fenced paddock.



SERVICES

We are informed that the property has Mains water, electricity, non-mains drainage, LPG gas central heating.

COUNCIL TAX BAND

According to the Valuation Office Agency's website, the property is currently in council tax band

STAIN GLEBE COTTAGE - C

STAIN GLEBE FARM - D

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

N.B

Prospective purchasers are advised to discuss any particular points likely to effect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.





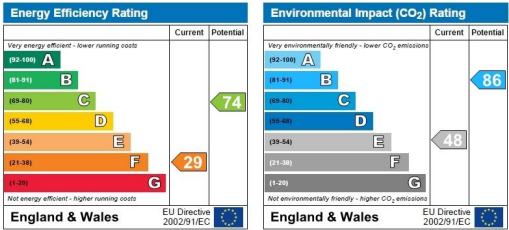
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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PLEASE NOTE:

If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale.

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.



ENERGY EFFICIENCY RATING
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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