



Fish Pond Farm, Owersby Moor, Market Rasen, LN8 3YN

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Lincoln 20 miles   Market Rasen 4 miles   M180 Motorway 15 miles

A stunning residential farm of around 32 Hectares 80 acres at the foot of the Lincolnshire Wolds which are designated as an Area of Outstanding Natural Beauty only 15 miles from the M 180 motorway including a well appointed 3 bedroom family home with potential to extend, an annexe flat, equestrian facilities including 29 stables, two lakes with a specimen carp lake with past catches up to 31 lb, a coarse lake, mature shelterbelts, parkland and woodland, post and rail paddocks, former arable land, buildings and stores and grassland.

The farm offers great potential for a private country home or for the development of fishing, equestrian and other recreational enterprises.

For sale by private treaty. Offers will be considered for parts.



### Location

The farm is located on the east side of the A46 Market Rasen to Caistor Road at the foot of the Lincolnshire Wolds which are designated as an Area of Outstanding Natural Beauty. Market Rasen around 4 miles to the south offers a good range of local facilities and the cathedral city of Lincoln is only 20 miles to the south. The area is well served for secondary education with Caistor Grammar School and De Aston at Market Rasen. Horse racing is available at Market Rasen and point to pointing at Brocklesby.

### Fish Pond Farmhouse

#### Entrance and Utility 3.04m x 2.54m (10'0 x 8'4)

Stable external door into utility area with a stainless steel sink, work surface, space for washing machine and tumble dryer, radiator and tiled floor. Boiler Room with Sapphire oil fired boiler. WC with wash basin and radiator.

#### Breakfast Kitchen and Family Room 5.55m x 4.63m and 3.68m x 3.63m (18'2 x 15'2 x 12'1 x 11'11)

Fully fitted kitchen with matching wall and base units twin bowl butler sink, "Rangemaster" stove with extractor over, integrated dishwasher, central island unit, glass wall display cabinet and wine rack unit, radiator and tiled flooring. Family area with double glazed window, overlooking parkland and radiator.

#### Sitting Room and Dining Area 5.59m max x 3.66m and 4.37m x 2.41m (18'4 x 12'0 x 14'4 x 7'11)

Sitting room with dual aspect large double glazed bay window overlooking parkland and French doors to garden, stairs to first floor with under stairs cupboard, brick fireplace with "Jutul" propane gas stove, radiator, Dining Area with double glazed French doors opening onto terrace and Kitchen, exposed beamwork to ceiling and radiator.

#### Conservatory 4.49m x 3.12m (14'9 x 10'3)

UPVC double glazed with doors opening to garden, tiled floor, two ceiling fans and Mitsubishi electric air conditioning unit.

#### First Floor Landing

Double glazed casement window, two radiators and loft access.

#### Bedroom Three 4.52m x 2.45m (14'10 x 8'0)

Double glazed wooden window, fitted wardrobes and radiator.

#### Bedroom Two 3.66m x 3.65m (12'0 x 11'12)

Double glazed wooden window, pitched ceiling, fitted wardrobe and radiator.

### Bathroom

Wooden double glazed window white suite comprising panelled bath with shower over, WC and wash basin, extractor fan and radiator.

#### Master Bedroom 3.67m x 3.64m (12'0 x 11'11)

Dual aspect with two double glazed windows, radiator glazed double doors into:

#### Dressing Room 3.67m x 2.94m (12'0 x 9'8)

Double glazed wooden window, range of wardrobes and fitted units.

#### En-suite Bathroom 2.52m x 2.47m (8'3 x 8'1)

Double glazed wooden window, white suite including panelled bath with shower over, WC and wash basin, extractor fan.

### Outside

To the rear of the house there is a good area of asphalt providing parking for both the annexe, stables and the house. At the centre there is a fountain. Adjoining the Conservatory there is an attractive raised terrace enclosed by a low brick wall topped with box planting. The lawn is fringed with attractive mature trees. To the rear of the house adjoining the annex there is a brick store; 2.4 metres x 2.16 metres and gardeners WC.

## The Annexe

The Annexe building includes a self-contained flat with the following accommodation:

**Ground Floor Office (L-shaped) 4.64m max x 3.12m max (15'3 x 10'3)**

Dual aspect with double glazed wooden windows and radiator.

Entrance Hall with radiator and stairs to first floor.

First Floor Landing with two double glazed windows and radiator.

### Bathroom

With three piece suite including bath with shower fitting, WC and wash basin, fitted cupboard and radiator.

**Kitchen 3.44m x 3.34m (11'3 x 10'11)**

Dual aspect with two double glazed wooden windows, matching wall and base units, stainless steel sink, radiator.

**Bedroom 4.21m x 3.33m (13'10 x 10'11)**

Double glazed wooden window, radiator, fitted cupboard.

**Sitting Room 6.12m x 3.93m (20'1 x 12'11)**

Triple aspect with four double glazed wooden windows, two radiators.

Annexe building ground floor

Store Room: 5.84m x 2.78m (19'2 x 9'1) with radiator.

**Rug Room 3.23m x 3.02m (10'7 x 9'11)**

With double glazed wooden window, Firebird boiler, radiator and timber shelving.

**Washing Area: 3.02m x 2.86m (9'11 x 9'5)**

Stainless steel sink, radiator and double glazed wooden window.

## Equestrian Facilities

Close to the house there is a timber stable range around a central yard including Feed store/ tack room, wash room, 2 large corner boxes each around 16'8" x 11'7" and 16 boxes each around 11'7" x 11'8"

Close to the specimen lake there is a former agricultural building 22.5 metres x 11.75 metres which has been internally divided with stable partitions to create 11 boxes. 4 are approximately 12' x 12' and 7 are approximately 10' x 10'.

There are 7 post and rail paddocks in all around 23 acres and an outdoor riding arena.

## Fishing Lakes

The present owners have dredged and stocked both the main lakes and have erected Otter fencing to protect stocks. The lakes have only been lightly fished in recent years.

The Specimen lake stocked with Common Carp and Leather Carp and photographs in the fisherman's hut show catches from 2006 to 2013 of fish 19 lb to 31 lb. The lake has a water surface area of around 1.8 acres, is fringed with mature trees and has a central island. Currently there are around 13 pegs and a timber fisherman's hut.

The bottom lake is stocked with silver fish and Carp it has a water area of around 2.2 acres and has around 19 pegs. There is a portable WC unit.

## Buildings

2 bay open fronted timber and corrugated iron store 6.11 metres x 6.66 metres

Dutch Barn 18.2 metres x 9.2 metres

Aged Static Caravan

General Purpose Storage Building 12.2 metres x 23 metres

Dutch Barn 22.7 metres x 12.2 metres



## Farmland

The land is all laid to grass. The two bottom fields were arable but were grassed in recent years.

### Tenure and Title

The property is freehold and is registered as title number LL208990.

### Fixtures and Fittings

All those items usually regarded as tenants fixtures and fittings are excluded from the sale but may be available by separate negotiation.

### Basic Payment Scheme

Basic Payment Entitlements relating to the eligible land will be available to the purchaser after completion at valuation if required.

### Sporting Rights

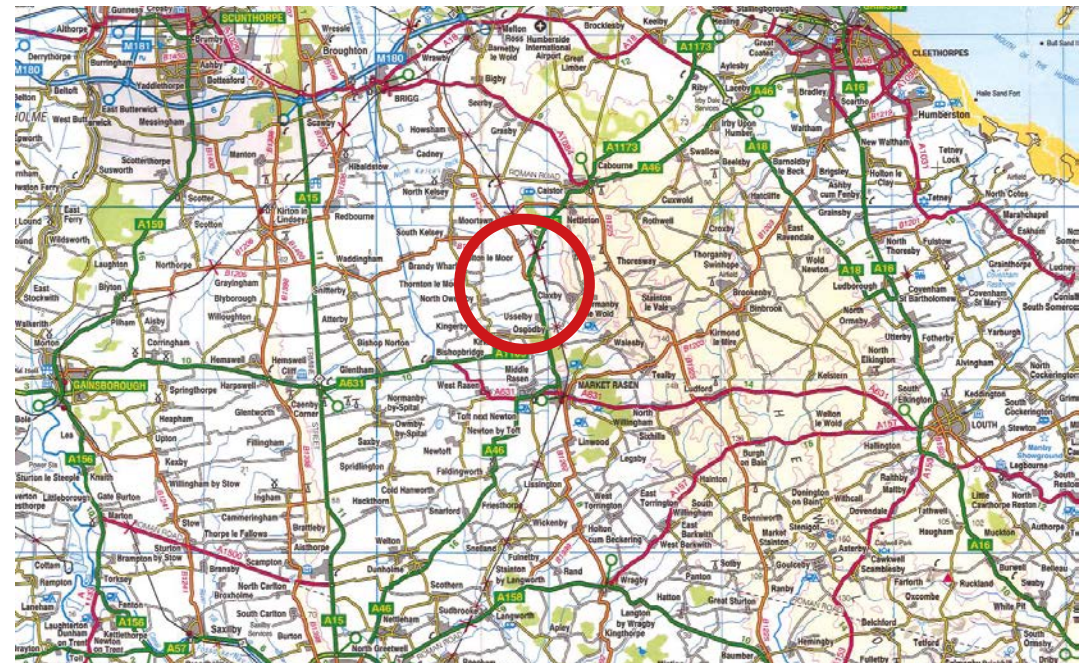
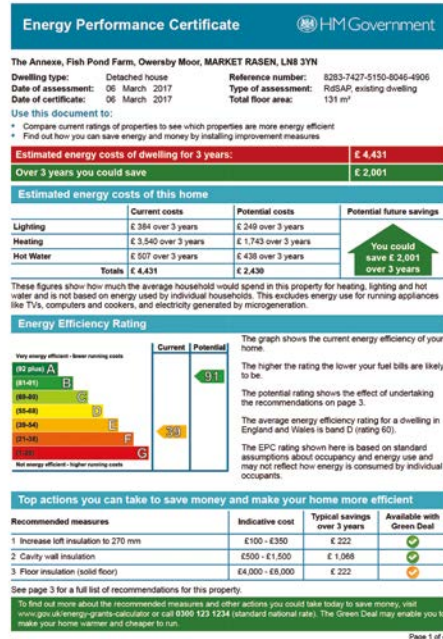
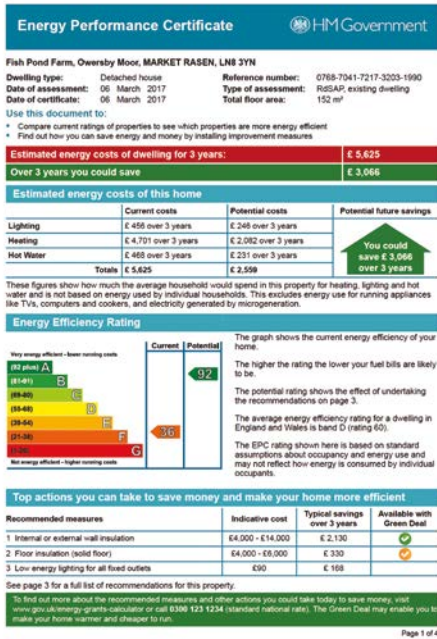
The sporting rights are included in the sale in so far as they are owned.

### Mines and Minerals

The mines and minerals on most of the farm below 300 feet from the surface with ancillary powers of working are reserved by a former owner with provision for compensation in the event of any damage caused thereby. In a small area on the north east corner of the farm the mines and minerals are excluded. Further details are available from the agents.







## Development clawback

The farm is sold subject to a reservation that if planning consent or General Development Order permitted development rights consent is granted on any part of the property for dwelling(s), residential accommodation, holiday accommodation, lodges or static caravans in the next 25 years, the vendors will be entitled to receive 20% of the increase in value of the property with the benefit of the consent over its existing use value, less the reasonable costs of obtaining the consent.

## Holdover

The vendor may require some rights of holdover.

## Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and other rights and obligations, easement and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts,

pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## VAT

It is not thought that the sale will attract VAT. However, in the event that any of the property is sold subject to VAT, this will be payable in addition to the purchase price.

## Health and Safety

Please take care when viewing. By the nature of this property please be especially careful to avoid danger and injury especially in respect of the risks of open water presented by the lakes, water courses and ponds.

## Viewing

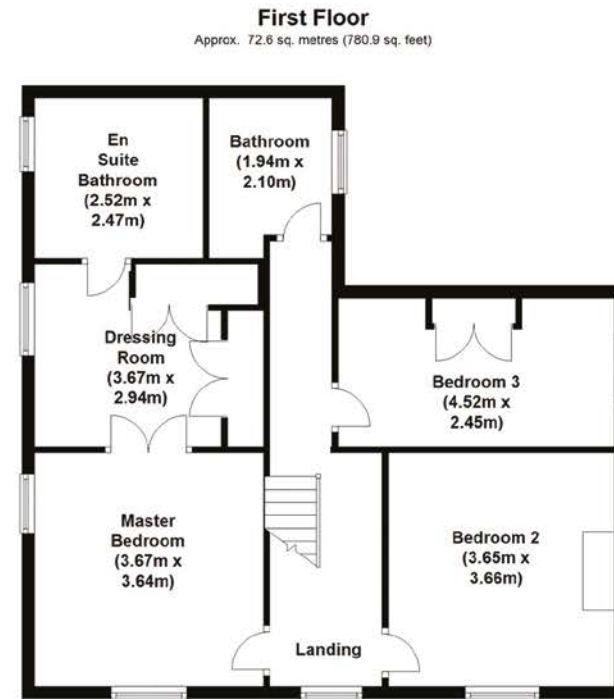
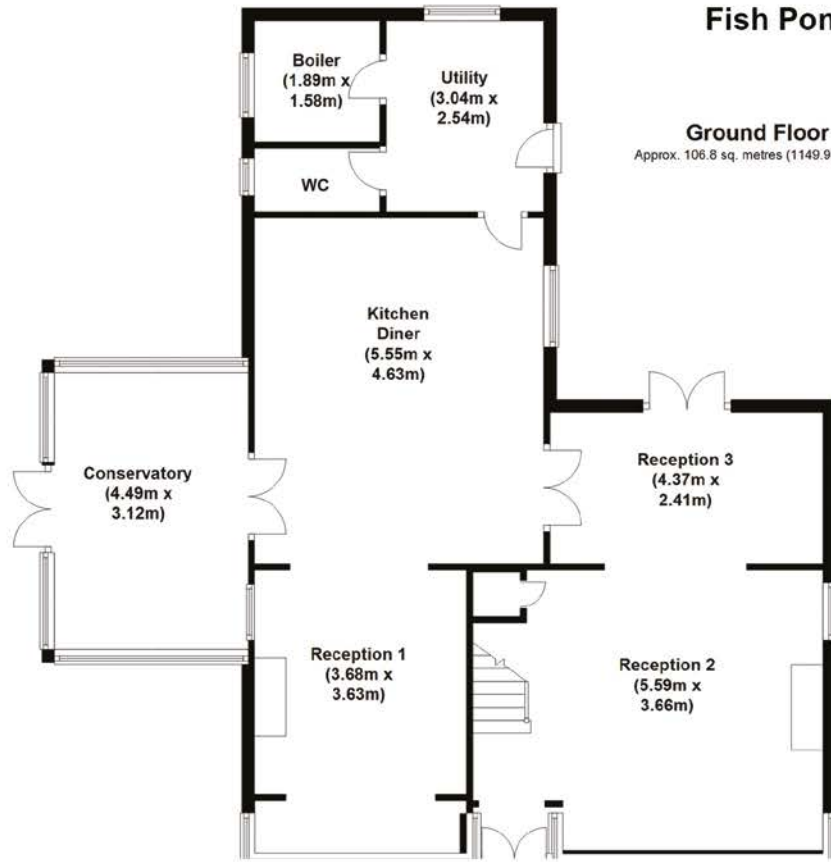
If you would like to view this property please contact us to make an appointment.

## Agent

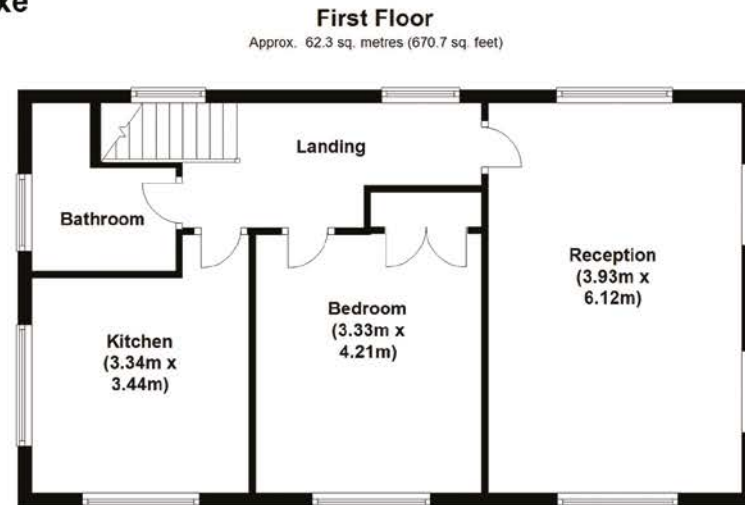
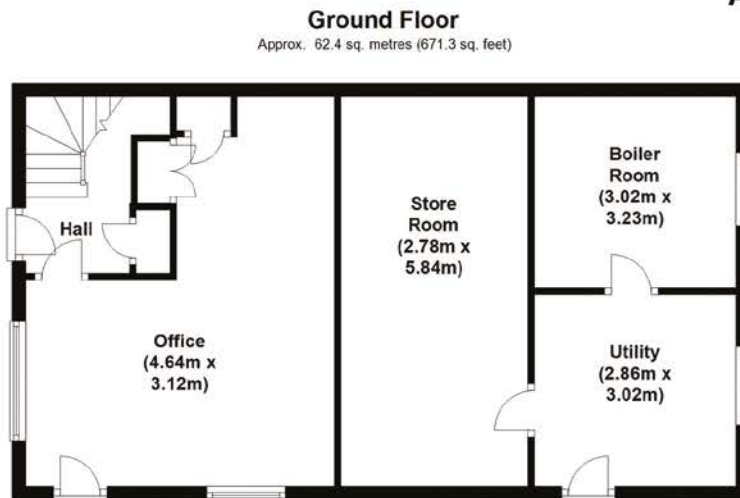
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# Fish Pond Farm



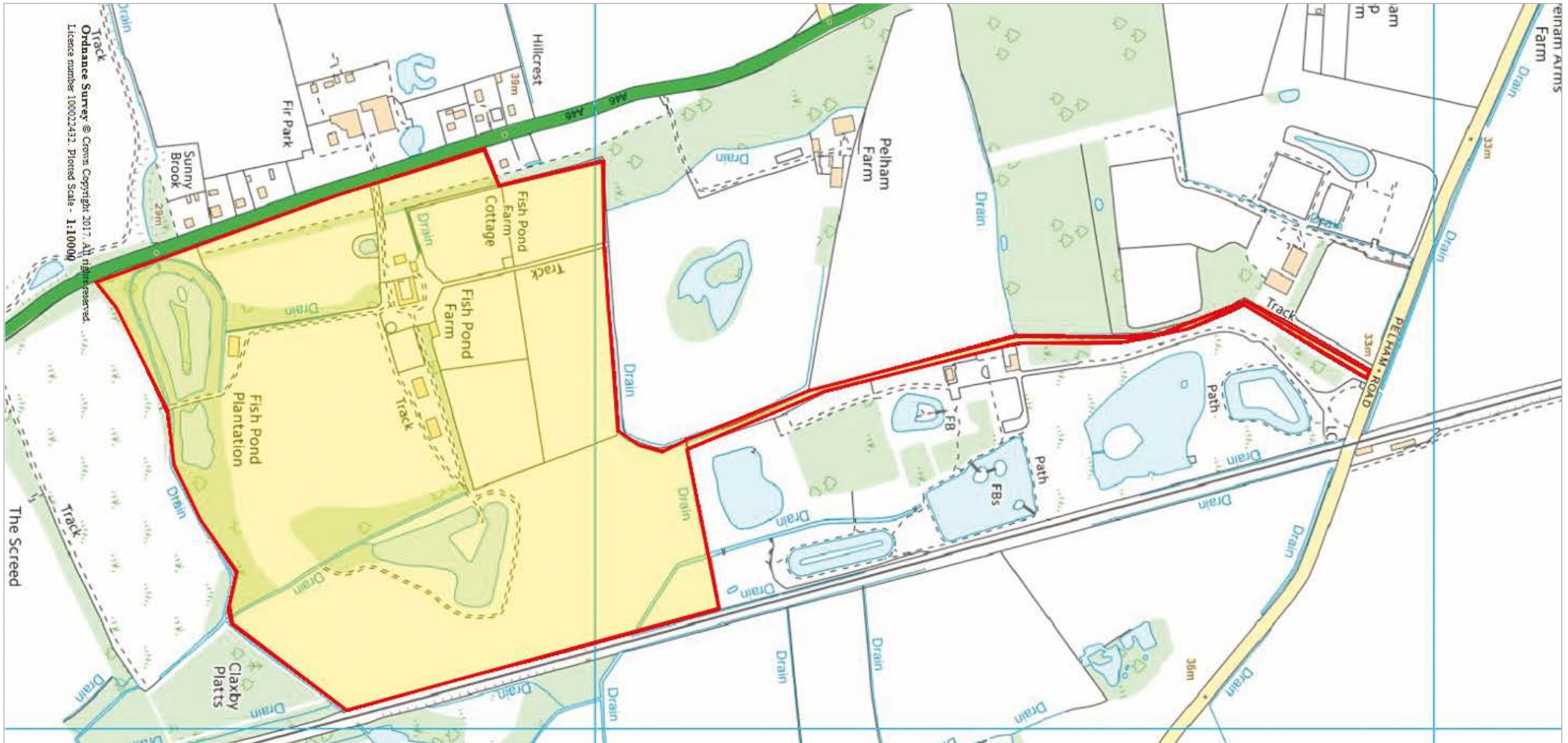
# Annexe





### Directions - LN8 3YN

Travel north on the A46 for 3.5 miles from Market Rasen. Fish Pond Farm lies on the right handside of the road and the entrance is marked by a pair of timber gates and the farm sign.



#### IMPORTANT NOTICE

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