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& COMPANY**

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Village & Country



Hobhole Bank, New Leake

Black Horse Farm is a 1930s property presented in a Victorian style with beautiful features including stripped wooden doors, original light fittings and Victorian style fireplaces sitting in an attractive and well-maintained plot of 1 acre (sts) that includes a paddock and an extensive range of outbuildings currently used for storage and workshops that could offer potential to be developed as holiday or permanent accommodation subject to the necessary consents.

The internal accommodation comprises: rear porch, pantry, utility, breakfast kitchen, dining room and sitting room to the ground floor with three bedrooms and family bathroom to the first floor.

Outside is a wash house and outside wc close to the property and the 'u' shape of brick outbuildings surround a courtyard with a further separate tin clad pole barn.

Old Bank Chambers, Horncastle, Lincs LN9 5HY
Tel: 01507 522222 Fax: 01507 524444
E-mail: horncastle@robert-bell.org
Website: www.robert-bell.org

Directions

Leave our Horncastle office on the A153 towards Boston then take left turn onto the B1183 then left onto the A155 and immediately right onto the B1183. After 3 miles take left turn into West Fen and continue for approx. 3 miles then turn right onto the A16. Take left turn into Horbling Lane and continue for approx. 3 miles into Midville Road then turn right into Hobhole Bank and the property can be found on the left hand side.

Accommodation

Entered at the rear via a upvc double glazed door leading into the:

Rear Porch 11' 5 x 5' 3 (3.48m x 1/60m)

Having two upvc double glazed windows to rear aspect, multiple power points, tiled floor, sloping ceilings and a wooden plank and latch door to:



The Dairy

'The Dairy' Pantry 8' 11 x 5' 2 (2.72m x 1.57m)

Having upvc double glazed window to rear aspect, single power point, wall shelving, concrete floor, space and connection for two fridge freezers and sloping ceilings.

Utility Room 5' 5 x 4' 5 (1.65m x 1.35m)

Having space and connection for washing machine and tumble dryer, multiple power points, wall shelving, concrete floor, cloak hooks and sloping ceilings.

Breakfast Kitchen 12' 8 x 8' 9 (3.86m x 2.67m)

Having a good range of handmade oak base units, one glazed double wall unit and Belfast sink inset to oak worktop with appropriate splashback wall tiling. Space and connection for electric cooker, electric radiator, multiple power

points, quarry tiled flooring, wooden single glazed window to rear porch and upvc double glazed window to side aspect.



Breakfast kitchen

Dining Room 12' 9 x 9' 11 (3.89m x 3.02m) Maximum dimensions.

Currently used as a snug and having wooden single glazed sash window to front aspect with secondary glazing and Victorian cast metal fireplace (currently not in use) inset to wooden surround with quarry tiled hearth. Electric radiator, multiple power points and 1930s light fitting.



Dining room

From the breakfast kitchen a stripped wooden door leads to the:

Sitting Room 15' 8 x 13' (4.77m x 3.96m)

Having wooden single glazed sash window to front and side aspects with secondary glazing and Clearview multi fuel stove inset to chimney breast with wooden mantel and tiled hearth. Electric radiator, tv point, phone point, multiple power points, 1930s ceiling light and upvc double glazed door to front aspect.



Sitting room

A stripped wooden door leads to the:

Understairs Cupboard

Having wooden single glazed sash window to rear porch, multiple power points, wall shelving and quarry tiled flooring.

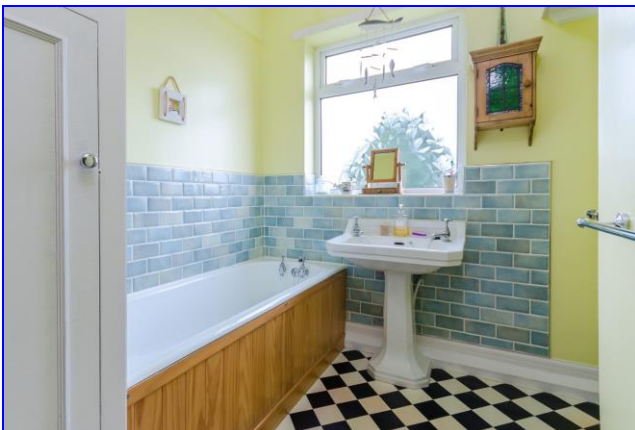
Up one step and through a stripped wooden door to the stairway having wooden single glazed window to side aspect and stairs leading to the:

First Floor Landing

Having upvc double glazed window to rear aspect, electric radiator, access to loft space, part sloping ceilings and wooden stripped panel doors leading off to:

Bedroom Two 12' 7 x 8' 9 (3.83m x 2.67m)

Having upvc double glazed sash window to side aspect, electric radiator, multiple power points, 1930s light fitting and part sloping ceilings.



Bathroom

Bathroom 9' 8 x 5' 9 (2.95m x 1.75m) extending by 3' 7 x 2' 10 (1.09m x 0.86m)

Being L-shaped and having panelled bath, low level wc and pedestal wash hand basin. Electric

heater, appropriate wall tiling, extractor fan, vinyl flooring, 1930s light fitting and airing cupboard housing the hot water cylinder and linen shelving.

Bedroom One 12' 8 x 9' 11 (3.86m x 3.02m) Maximum dimensions.

Having wooden single glazed sash window to front aspect with secondary glazing and Victorian cast fireplace (currently not in use). Electric radiator, multiple power points and part sloping ceilings.



Bedroom one

Bedroom Three 13' 1 x 9' 6 (3.99m x 2.90m)

Having wooden single glazed sash window to front aspect with secondary glazing and working Victorian cast fireplace. Electric radiator, multiple power points and part sloping ceilings.



Bedroom three

Outside

Immediately to the rear of the property is a **brick wash house** 8' 1 x 8' (2.46m x 2.44m) with wooden single glazed window to rear aspect, original 'copper' water heater with **outside wc** adjacent with obscure wooden single glazed window to side aspect.

The property is approached from the front over a gravel driveway leading over a bridge to a pair of large wrought iron style high gates and continuing towards the garage, open 2 bay barn and beyond to the side of the 'u' shape of brick outbuildings to a large gravel parking area with large concrete apron and opposite a **Pole Barn** 32' x 20' (9.75m x 6.10m) with two bays and a lean-to side extension.

The 'u' shape of brick outbuildings with power and light connected (total floor area approx. 2,269 sq ft / 691m) comprise:

Store 1	16' x 7' 2 (4.88m x 2.18m)
Store 2	16' x 12' 6 (4.88m x 3.81m)
Store 3	16' x 16' 2 (4.88m x 4.93m)
Store 4	16' x 16' 2 (4.88m x 4.93m)
Workshop	16' x 30' 2 (4.88m x 9.19m)
Store 5	14' 1 x 11' 8 (4.29m x 3.56m)
Store 6	14' 1 x 10' (4.29m x 3.05m)
Garage	14' 2 x 14' (4.32m x 4.27m)
	With wooden sliding door
Open 2 bay barn	14' 2 x 20' (4.32m x 8.84m)

The grounds are extremely well maintained with manicured lawns and mature hedging. To the front of the property is a low privet hedge and extensive lawn area inset with crescent shaped planting islands. A concrete pathway wraps around the property from the front door to the rear with additional paving creating a seating area to the rear and access to the side gate (used by the postman) inset in a high mature privet hedge archway. To the rear of the property is a further lawn area framed with manicured conifer hedging with feature further planting pockets and pump and water feature to the side of the wash house. The paddock beyond, maintained to the same high standards as the gardens) has boundaries of conifer hedging, post and wire fencing and post and rail fencing and surrounds the 'u' shape of brick outbuildings.

Utilities: Mains water and electricity with drainage to a private system. Electrorad Aeroflow radiators (not storage heaters). Council tax band B. EPC rating G.

Please note: There is a covenant on the outbuildings that states no breeding or boarding of

cats or dogs whether or not in the course of a business.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.



View to paddock



Entrance with view to paddock

Services: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

Viewing: By appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

Email: horncastle@robert-bell.org
 Website: <http://www.robert-bell.org>



Rear elevation



Seating area

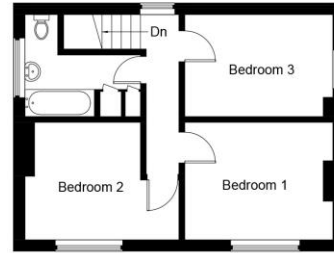


Outbuildings

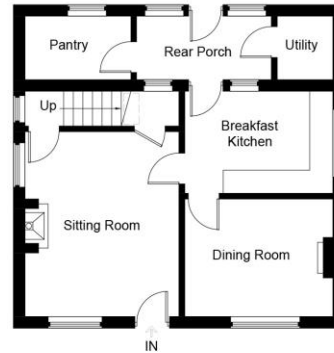
FLOORPLAN



Outbuilding
(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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.

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These details were prepared on 4 July 2017

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