



Rural and
Equestrian



Glebe Farm
Conisholme LN11 7LX

M A S O N S
RURAL & EQUESTRIAN

An increasingly rare opportunity! This detached farmhouse (formerly two semi-detached cottages) standing in 2.058 acres of land (STS) is in need of renovation/modernisation but affords great potential to create a substantial country home with equestrian, hobby-farm or horticultural facilities (STP).

Directions

From Louth take the Brackenborough Road out of the town and follow the lane to the T-junction in Yarburgh. Turn left and then right along King Street – follow the lane to Grainthorpe. At the T-junction, turn right along the A1031 road and proceed to Conisholme village. On the far side of the village bear right by the chapel along Church Lane and continue until just after the church, where the public bridleway on the left leads to Glebe Farm on the left side.

The Property

The house was formerly a pair of cottages and is thought to date back to the 1930s having rendered principal walls beneath a flat concrete roof. Windows have been replaced with uPVC double-glazed units and heating is by an oil-fired central heating system supplemented by an oil-fired Aga cooking range, a night store heater and fireplaces which are partly open and partly fitted with LPG fires. We recommend that flues are thoroughly checked prior to use.

Generally, the property requires a renovation/improvement scheme and there is evidence of structural movement to a corner of the building but the immediate surroundings are dominated by many trees and shrubs positioned close to the house. The quiet rural setting and extensive grounds provide an opportunity to form an individual country home and in the past the farm had a group of outbuildings, which are now mainly no longer in existence other than a hay/implement barn which is also in need of renovation or replacement.

Applicants could investigate the possibility of permitted development rights to create another dwelling from the outbuilding but please note that an overage clause will reserve a share of value uplift in the event that the buyer/s or their successor/s acquire consent to create any further residential or commercial units- the property has been priced as a single residential unit. The overage clause will not apply to consents for extensions to the dwelling or outbuildings which are ancillary to the use of the main dwelling.

The two staircases remain in place to each side of the house and therefore, two couples could contemplate a joint purchase or the house could be used as a main home with an annexe wing.

Accommodation

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

Ground Floor

Entrance Porch with part-glazed door, quarry-tiled floor and inner door to: -

Kitchen - base and wall cupboard units in white with roll-edge, wood grain-effect work surfaces, ceramic tile splash-backs and white, one and a half bowl sink unit. Bosch dishwasher, Hotpoint washing machine and Cannon LPG cooker. Boulter oil-fired central heating boiler. Tall free-standing refrigerator. Double radiator and strip light.



Breakfast Room



Aga oil-fired cooking range in tiled surround with full height, shelved double cupboard adjacent. (The lower section houses the pump, timer and electricity consumer unit with MCBs). Double radiator and walk-in

understairs pantry with shelving and light. Doors off to Dining Room and **Lobby** - with door to outside, staircase to the east wing first floor and a further door to: -

Snug - brickette fireplace and hearth with quarry-tiled mantel shelf and cast iron LPG flame-effect fire. Bookshelves and double radiator.

Dining Room - brickette arched fireplace and hearth with quarry-tiled mantel and open grate. Double radiator, picture rail and full height fireside double cupboard. **Lobby** off to the side with second staircase and pine hand rail leading to the west wing first floor. Further door to: -

Sitting Room



Quarry-tiled fireplace and hearth with white pillared surround and inset LPG fire. Full height cupboards adjoining the chimney breast. Double radiator, picture rail and narrow door to under stairs store cupboard with shelving and small window. Connecting door to **Side Porch** with part-glazed door to outside.

First Floor East Wing

Landing - with front window and doors off to bedrooms and bathroom.

Bedroom 1 - built-in, full length wardrobes with sliding mirrored doors and incorporating the chimney breast with a small cast iron fire surround. Coat hooks to wall plaque, strip light, picture rail and connecting door to: -

En Suite Bathroom - white suite of low-level WC, pedestal wash hand basin and panelled bath with ceramic tiled surround and electric shower unit over. Radiator, electric wall heater and recessed shelved cupboard. Wall mirror.

Bedroom 2 - radiator, small cast iron fire surround and double doors to airing cupboard containing foam-lagged hot water cylinder with immersion heater on timer. Recessed cupboard with centre door. Picture rail.

Bedroom 3 - with electric night store heater, picture rail and radiator.



First Floor West Wing

Landing with front window and doors off to bedrooms and bathroom.

Bedroom 4



Small cast iron fire surround, painted white. Recessed wardrobe with centre door. Radiator and picture rail.

Bedroom 5 - radiator and small cast iron fire surround in white. Built-in shelved cupboard to one corner. Picture rail. (NB The ceiling has been affected by damp entering the room due to a failure in the roof close to the chimney breast).

Bathroom 2 - white suite of low-level WC, pedestal wash hand basin and panelled bath. Ceramic tile splash-backs and shaver light.



Outside - the property stands in grounds of approximately 2.058 acres (STS) which generally require work to bring this property back to its former glory. A metal field gate opens onto a driveway which opens to form a good sized parking area and positioned to one side is the **Outbuilding** of mainly concrete construction, clad in corrugated sheeting to the sides and roof, with an opening to the rear and mainly open-fronted where facing the house. To each side of the house itself there are outbuildings, each comprising a former wash house, 2.39m wide by 2.25m deep with an outside toilet on one side and a fuel store. Adjoining the outbuilding on the east side is a metal-framed greenhouse.

The grounds are laid to grass with many established trees, shrubs and bushes, hedges along some of the boundaries and dividing fencing to a pasture paddock to the south.

Viewing: Strictly by prior appointment with the selling agent.



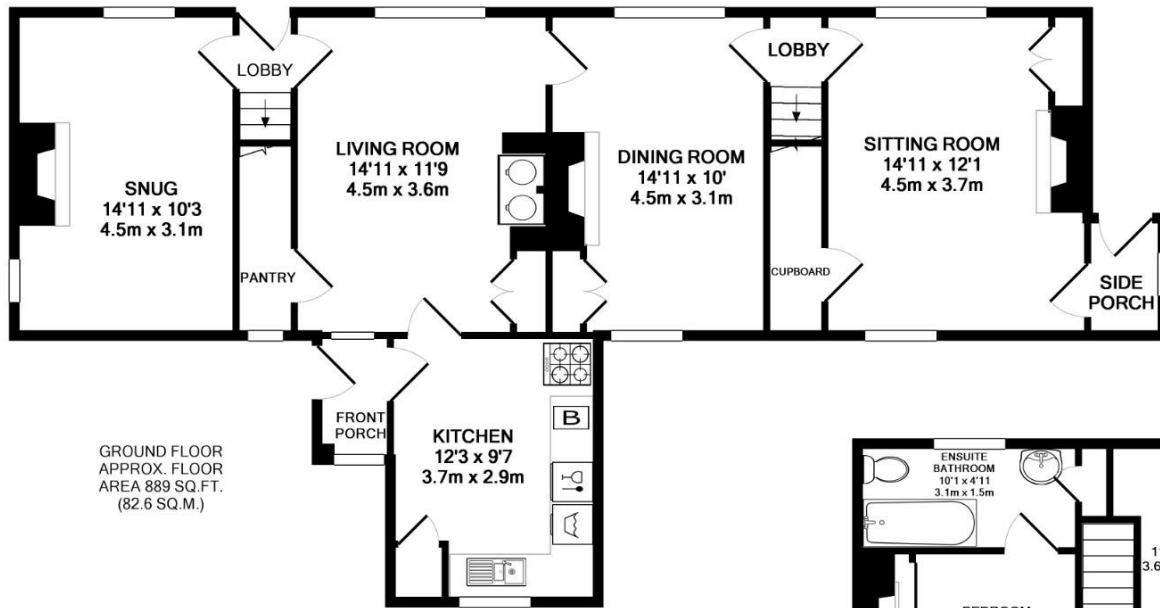
Location - Conisholme is a small rural village positioned adjoining the A1031 coast road from Grimsby to Mablethorpe. North Somercotes is 2 miles to the south and a larger village providing local facilities including public houses, primary and secondary schools, shops, recreational facilities, etc. The market town of Louth is approximately 10 miles inland and has an attractive range of shops, three markets each week and good sporting facilities. There is a network of bridleways between the Lincolnshire coast and Louth market town. The coast itself provides miles of nature reserves with beaches to the south – Lincoln is 39 miles away, Grimsby 16 miles and the Humberside airport, 27 miles.

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. We are advised that the property is connected to mains water and electricity whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage.

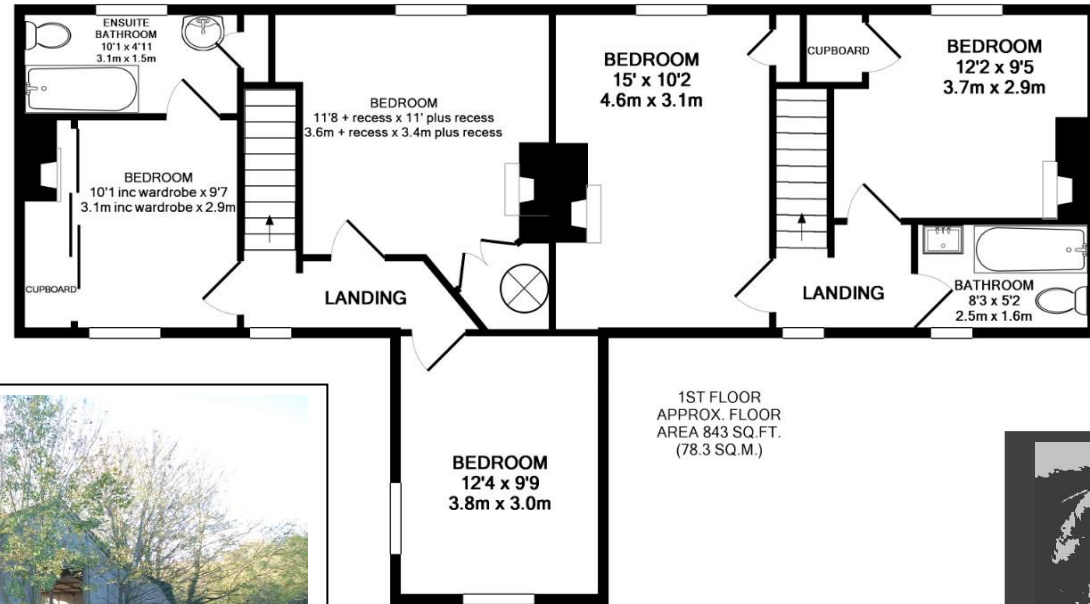
The property is in Council Tax band C.



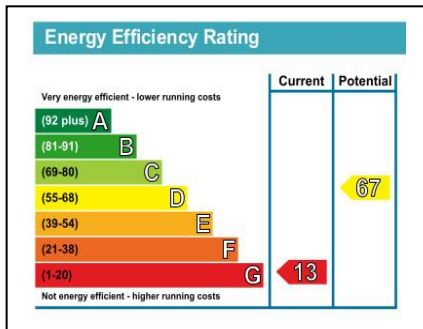
Floorplans and EPC graph



View across the paddock



TOTAL APPROX. FLOOR AREA 1732 SQ.FT. (160.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500 F 01507 600561

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