

Village & Country



Field Farm, Skegness Road, Partney

A recently built four bedroom detached country house standing centrally within grounds of approx. 13 acres (sts). Having no near neighbours and benefitting from a good range of outbuildings including a large joinery workshop and yard with full business usage.

Built by reputable local builder Richard Oliver as his own private residence and from where he has run his own successful building company until now deciding to retire. The property offers a unique opportunity to acquire a home of real quality in a private setting with the ability to run a commercial business from home.

In addition to the high quality of both internal and external fitment the property has been built to a very high level of thermal efficiency and includes a Vigas wood gasification boiler with approx. 3 years supply of wood included within the sale. There is also planning permission to add a garden room to the rear of the property for which the matching bricks, slates and floor tiles can also be included within the sale.

Directions

From our Horncastle office head east on the A158 to Partney roundabout continuing onto the Partney bypass. Take the first turning into the village and follow the road through the village past the Red Lion pub. The entrance gates will be found on your left hand side as you have left the village. A long tree lined driveway leads down to the house, outbuildings and yard.

Situation

Partney is a small rural village situated approx. 3 miles from the market town of Spilsby. There are good road links to the nearby towns of Skegness, Louth, Boston and Horncastle.

Accommodation

Stone steps lead up to the main entrance door with attractive stone pediment and leading into the:

Main Hall

Having a double height galleried staircase with French polish finish leading up to the first and second floors, oak flooring, inset ceiling lights and a **separate wc** with low level wc, pedestal wash hand basin and under stairs storage space.



Sitting room

Sitting Room 19' 11 x 11' 09 (6.07m x 3.58m)

Having windows to both front and rear garden aspects, multi fuel burner inset to a feature marble surround, oak flooring continued from hallway, detailed skirting boards and cornices.



Kitchen

Open Plan Dining Kitchen 19' 11 x 11' 09 (6.07m x 3.58m) extending by 8' 01 x 5' 10 (2.46m x 1.78m)

The Sheraton fitted kitchen is a real feature of the house having a fine selection of farmhouse style cream units beneath starlight quartz worksurface and full integrated appliances which include 2 full size Rangemaster ovens, a Neff gas hob with stainless steel chimney cooker hood over, Neff warming tray and dishwasher. The kitchen further benefits from a ceramic tiled floor with underfloor heating and space for a large dining table and chairs.



Kitchen dining area

There is planning permission to add a garden room 15' 08 x 12' 09 (4.80m x 3.90m) to the rear of the kitchen in brick under a pitched slate roof with matching windows. French doors would replace the rear kitchen window and lead into the new garden room. The necessary bricks, slates and floor tiles are included within the sale.

Leading off the kitchen is the side lobby having a side door leading out into the garden, underfloor heating continued from the kitchen, built-in pantry cupboard with fitted shelving and open doorway into the:

Office 4' 11 x 4' 01 (1.50m x 1.24m) extending to 5' 07 (1.70m) and the:

Utility 8' 10 x 6' 02 (2.69m x 1.88m)

Having fitted units beneath granite worktops with an inset Belfast sink and space and connection for an American style fridge freezer, washing machine and tumble dryer.

First Floor

The galleried staircase leads up to the first floor landing and continues on to the second floor with a central crystal chandelier and a window overlooking the front garden aspect. With built-in airing cupboard housing the hot water cylinder.



Master Bedroom 13' x 11' 09 (3.96m x 3.58m)
Main dimensions.

Overlooking both the front and rear aspects, oak flooring and with **walk-in wardrobe and shower room** 11' 09 x 7' (3.58m x 2.13m) with large shower cubicle, wash hand basin, low level wc, heated towel rail and electric shaver point.



Master bedroom

Bedroom Three 11' 09 x 11' 04 (3.58m x 3.45m) reducing to 11' (3.35m)

Overlooking the rear aspect with reclaimed wooden flooring.



Bedroom three

Bedroom Four 9' 04 x 8' 01 (2.84m x 2.46m)
Main dimensions.

Overlooking the front aspect with reclaimed wooden flooring.

Shower Room 7' 07 x 5' 10 (2.31m x 1.78m)

Having a corner shower cubicle with electric shower, wash hand basin with electric led mirror above, low level wc, heated towel rail, starlight floor tiling and rear garden aspect.

Second Floor

Having a galleried landing with eaves storage and part sloping ceilings.

Bedroom Two 12' 04 x 11' 10 (3.76m x 3.61m)
Maximum dimensions reducing to 8' 07 (2.62m)
Overlooking the side aspect with sloping ceilings.



Bathroom

Family Bathroom 12' 03 x 11' 10 (3.73m x 3.61m) Maximum dimensions reducing to 8' 06 (2.59m)

Having a white three piece suite comprising roll edge bath with claw fee and telephone style shower mixer tap, wash hand basin inset to vanity unit and low level wc. Heated towel rail, sloping ceilings and overlooking the side garden aspect.



Tree lined driveway

Outside

The property is approached along a long tree lined gravelled driveway with brick pillared entrance gates.



Grassland

The property sits centrally within its grounds and is surrounded by approximately 13 acres of its own grassland. An attractive shelter belt of trees has been planted around the majority of the perimeter of the property as well as a small orchard to the east of the house.

The main gardens are lawned with raised brick flowerbeds, a York stone raised patio and a raised timber decking area.



Workshop and yard

To the front view is a large yard with a number of outside storage bins and the following outbuildings:

Workshop 53' 11 x 30' 08 (19.48m x 9.35m)

Being timber framed with steel cladding and a concrete floor. Currently use as a joinery workshop having 3 phase electricity, secure sliding entrance doors, joiners bench to one end and with built-in racking and shelving. An internal door leads into the:

Barn / Garage 30' 08 x 18' (9.35m x 5.49m)

Of the same construction as the workshop with a secure sliding entrance door.

Open Framed Wood Store

Being timber framed with timber cladding and a tin roof. The store is currently stocked with a 3 year supply of timber for the log burner, which has been drying for approximately 4 years and is included within the sale.

Open Cart Shed

Being of timber construction.

Barn 20' 02 x 12' 02 (6.15m x 3.71m)

Built in brick under a pitched pantile roof with open tiled canopy. Adjoining the barn is the **boiler store room**, which houses the Vargas wood gasification boiler and a separate store room housing the associated cylinder.

The property further benefits from a small piece of woodland on the opposite side of the A158, to which it enjoys a right of way.

Utilities: Mains water and electricity with drainage to a private system. Vigas wood gasification boiler for central heating and hot water. Council tax band D.

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.

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

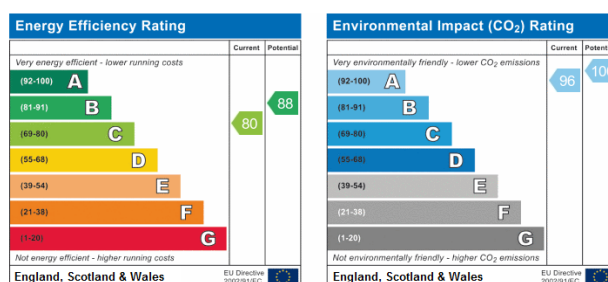
Email: horncastle@robert-bell.org

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

These details were prepared on
17 July 2014

ENERGY PERFORMANCE

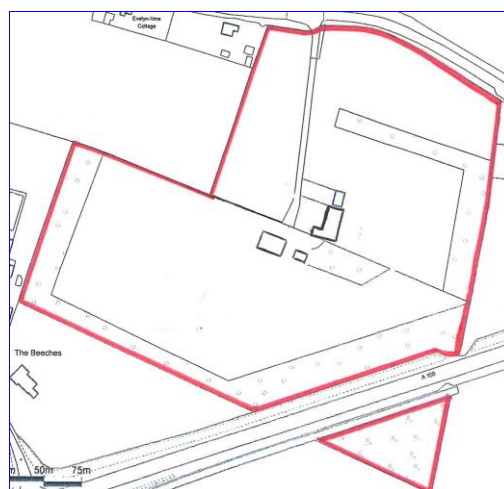
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.



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.

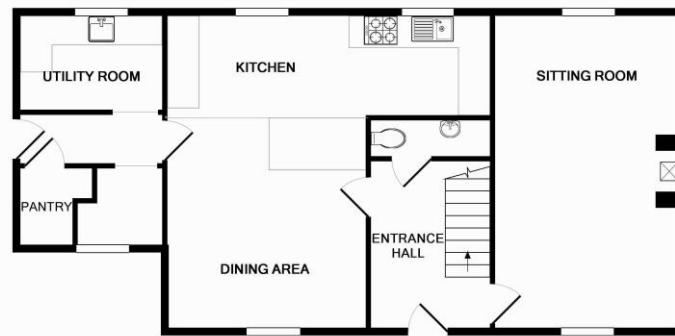
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

ORDNANCE SURVEY PLAN



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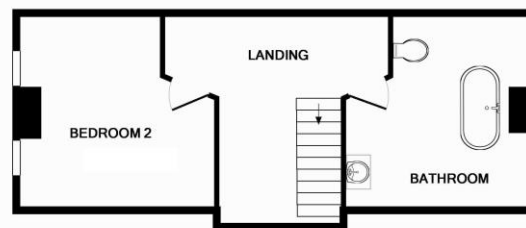
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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