

Village & Country



FEN FARM, HALL LANE, FISKERTON. LN3 4HT

This is a surprising smallholding/equestrian property, comprising of a detached cottage having undergone a significant scheme of refurbishment, and large grounds with formal garden and paddock land extending to approximately 15.5 acres (sts).

The accommodation comprises; a large Conservatory, Entrance Hallway, Kitchen opening into the Dining Room; substantial Living Room, downstairs Bathroom, three Bedrooms, one having an En-suite Bathroom. Integral to the cottage is a Boiler Room/Store accessed from the outside, which has potential to convert to additional accommodation (subject to necessary planning consents). There is vehicular access from the farm track into the grounds, hard standing for parking and open storage.

A stable yard area is set to the rear with a timber stable block, two loose boxes and small holding paddocks with further outbuildings.

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ACCOMMODATION

CONSERVATORY [20' 1" x 8' 8" (6.12m x 2.64m)] with a delightful northerly outlook over the adjoining open countryside and having uPVC double glazed colour leaded light panel, tiled floor, radiator and light fitting. uPVC double glazed colour leaded light style side door to grounds and panelled door with bullseye light panel through to:

ENTRANCE HALLWAY with stairs up to first floor, open access through to walk in pantry with fitted shelving; tiled floor and radiator. Pine ledged and braced door to bathroom and open archway through to:

KITCHEN [9' 7" x 7' 4" (2.92m x 2.24m)] informally fitted with an appealing bespoke sink comprising; large deep Belfast style sink with Beech fitted work surface areas either side with storage drawers and open shelving beneath. There is a further area of breakfast bar/work surface set to one wall; shelf space, tiled floor, attractive country wall tiling across one wall in part and power points. There are feature timbers to the wall between the kitchen and the dining/sitting room and access through an open archway.



Kitchen



Dining/sitting room

DINING/SITTING ROOM [14' x 9' 8" (4.27m x 2.95m) opening to 12' 11" (3.94m) in part] having delightful southerly and easterly outlooks into the grounds; chimney

breast with open brick feature back and quarry tiled hearth; deep cloaks/storage cupboard to one side of the chimney breast with tiled floor and old stripped pine braced cottage style door. There are exposed ceiling joists, radiator and power points. Ledged and braced pine cottage style door through to:

LIVING ROOM [19' 1" x 13' 11" (5.82m x 4.24m)] of excellent proportions and having a southerly view out over the gardens and from the French windows giving access onto the patio to the front elevation. There is a fireplace to one wall with a deep set hearth on which is set an attractive wood burning stove. There is a radiator, TV Aerial point, wall light fittings and power points.



Living room

DOWNSTAIRS BATHROOM [7' 3" x 5' 5" (2.21m x 1.65m)] having a panelled bath with an Aquatronic 1 plus shower fitting, shower screen and wall tiling to full height above; pedestal wash hand basin and low level WC with tiled splash back, tiled floor, pine ledged and braced cottage style door, radiator, inset ceiling spot light fittings and extractor unit.



Bathroom

FIRST FLOOR

LANDING having access to roof space; pine cottage style ledged and braced doors to all bedroom accommodation.

BEDROOM 3 [9' 9" x 7' 5" (2.97m x 2.26m)] having a northerly view out over the Witham Valley countryside; a storage alcove above the stairwell area, a radiator and power points.



Bedroom 3

BEDROOM 2 [14' 1" x 10' 6" (4.29m x 3.2m) narrowing in part to 6' 4" (1.93m)] having a southerly view down over the front garden of the cottage; built in airing cupboard containing insulated hot water cylinder and immersion heater, radiator and power points.



Bedroom 2

BEDROOM 1 [14' 1" x 9' (4.29m x 2.74m)] having a southerly view down over the cottage gardens; radiator and power points. Pine ledged and braced door through to:

EN-SUITE BATHROOM [8' 9" x 7' 4" (2.67m x 2.24m)] of good proportions and having a pleasant northerly outlook over the grounds; panelled bath with mixer/shower attachment, pedestal wash hand basin, and low level WC. There is tiled splash back in part to dado rail height about suite area; open storage alcove area and radiator.



Bedroom 1

OUTSIDE

The property is approached from the bridleway through a five bar gate which leads into a concrete/paved driveway providing more than ample parking for family and visitors. There is a pleasant northerly outlook over the picket fence over the adjoining countryside, and there is a paved patio area from which to enjoy the views. Integral to the cottage there is a lean to **LAUNDRY/BOILER ROOM** [10' 1" x 7' 8" (3.07m x 2.34m)] enjoying northerly and westerly views; Jetstreme Oil Fired central heating boiler set to one corner, plumbing for laundry white goods and a wash hand basin, fluorescent lighting strip and power point (which could be converted to provide additional accommodation, subject to planning consents). The concrete driveway sweeps around the southern side of the cottage and garden frontage, leading to a garage/concrete base for vehicular and smallholding equipment as appropriate. The driveway continues to the stable yard with an extensive area for vehicles and implements.



Gardens

The cottage benefits from having attractive formal areas of garden which run to the south of the cottage and beyond. The remaining gardens around the eastern and southern elevations of the cottage comprise a good area of formal lawn and a substantial area of well stocked flowerbeds/borders containing a profusion of plants and shrubs, There are a range of conifers and deciduous sheltering trees and formal hedging, a greenhouse and a

productive vegetable plot, with an old summerhouse set to one corner.

To the southern side of the driveway is a further area of garden with an emphasis on mature specimen trees set around grassed areas. There is additional planting to the borders with copious range of plants and shrubs, with Beech, Twisted Willow and Sycamore together with an orchard of old fruit trees; pathways and grassed glade. A total mixture of over 150 fruit, deciduous and Norway firs have been recently planted.



The stable yard area lies to the east of the cottage gardens and there is more than ample concrete hardstanding for appropriate vehicles. There is a modern timber **VERANDA FRONTED STABLE** set to a concrete base with light fittings. **TWO LOOSE BOXES:** (1) [15' 3" x 11' 3" (4.65m x 3.43m)], (2) [15' 4" x 11' 1" (4.67m x 3.38m)] situated to the front of a well enclosed holding area, leading off into a series of 3 holding paddocks.

Further outbuildings include; a second **STABLE BLOCK** with two **LOOSE BOXES** (1) [11' 10" x 11' 2" (3.60m x 3.40m)], (2) [11' 9" x 11' 1" (3.58m x 3.38m)]; **FEED/LIVESTOCK BUILDING** [30' 2" x 14' 4" (9.19m x 4.37m)] with adjoining additional **LOOSE BOX** [14' 10" x 14' 8" (4.52m x 4.47m)] and also an **OPEN FRONTED IMPLEMENT SHED** [29' 9" x 15' 7" (9.06m x 4.75m)] There is a gate enclosed walkway providing access into the holding paddocks and the main pasture land being sheltered to the north by a spinney of trees; with a farm pond set with appropriate aquatic plants.

The main pasture is broken down into two formal areas, with a northern paddock separated from the larger southern paddock by post and rail fencing and gated access. To these grounds are open country views and mature hedging in part providing shelter. A further spinney of trees is set to the north eastern corner. These grounds could be broken down into smaller individual paddock areas as required



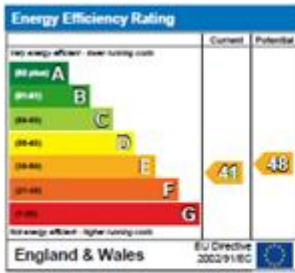
Summer photo



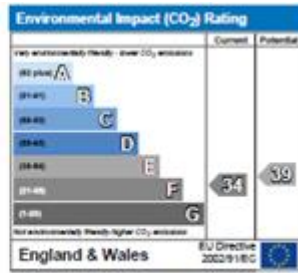
Two Field shelters are available subject to negotiation.

A further shelter will remain in situ.

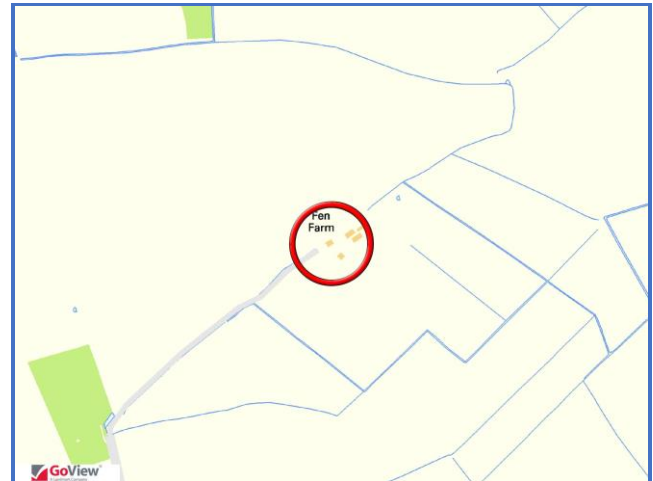
NOTE: The property is on the ELS register and the vendors receive Rural Payments Basic Payment. (Details available on request)



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 are likely to be.



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.



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.

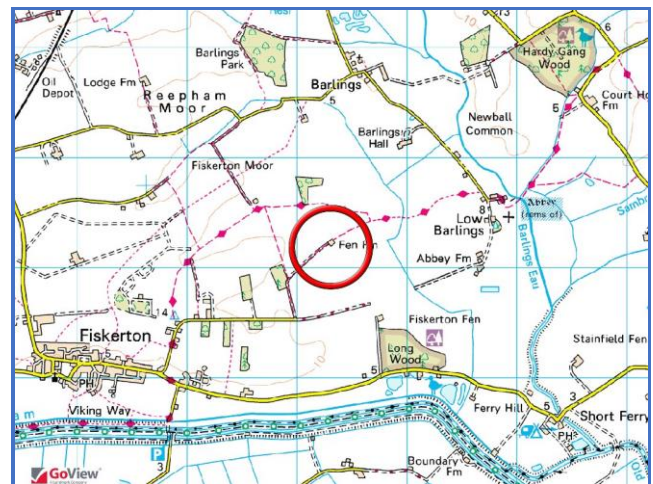
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
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DIRECTIONS: Hall Lane stands on the eastern country fringe of the village of Fiskerton. In order to locate the property a viewer will need to pass all the homes on the lane until arriving into open countryside, and continue until locating a sign off the lane marked 'bridleway'. From this point the bridleway should be followed until reaching the property.

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Site plan (X)



Area location

Brochure revised 9.4.15



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