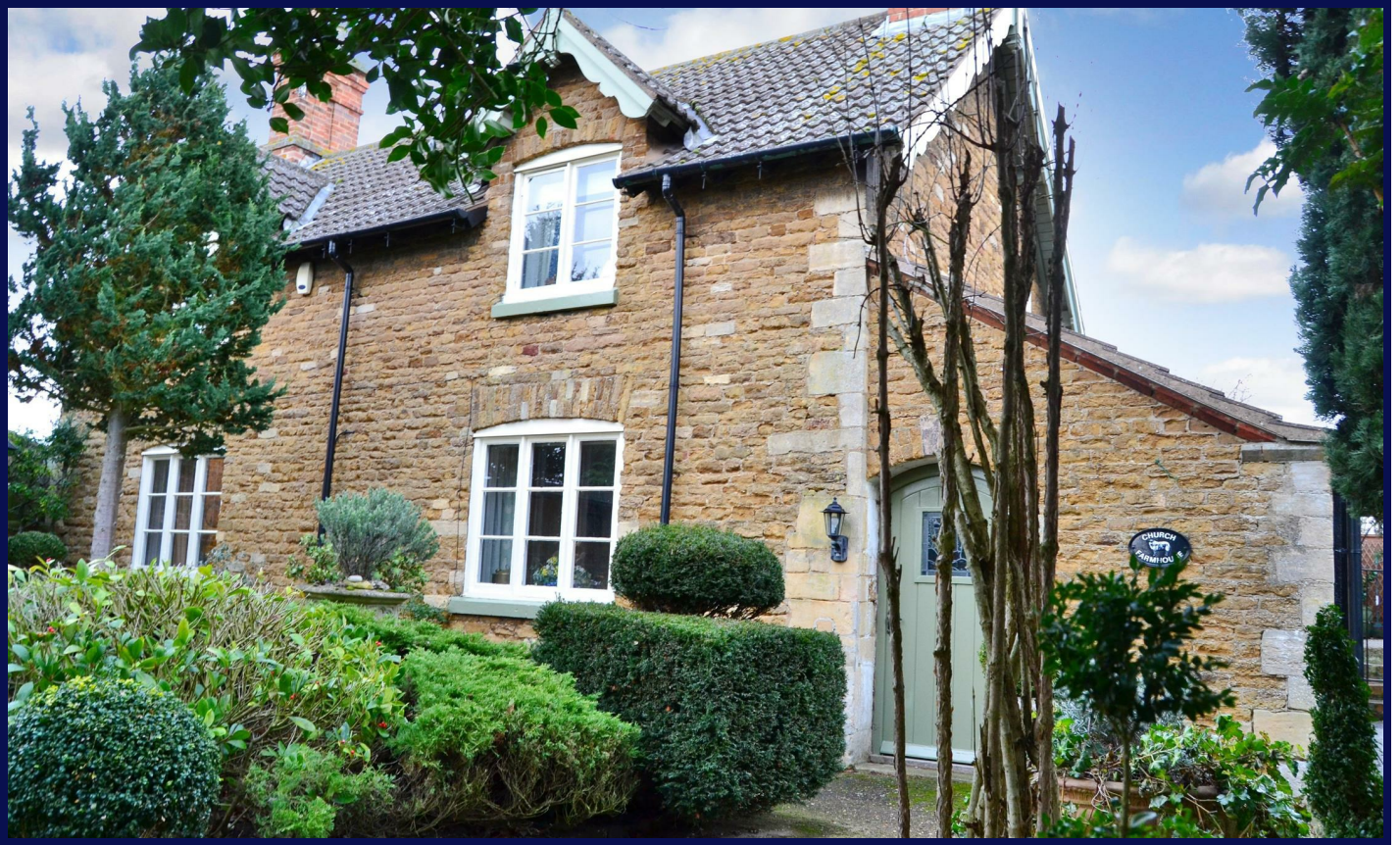




**Church Farm House Church Street, Barkston
Lincolnshire NG32 2NB
£350,000**

Situated in the highly sought after village of Barkston which boasts facilities and amenities including primary school, public house with restaurant, garage, petrol station with store, village hall and sports field. This detached stone cottage has accommodation comprising farmhouse dining kitchen, lounge with feature fireplace, 'Vale' style conservatory, downstairs bathroom and to the first floor there two double bedrooms, the master having en-suite facilities. The property boasts many original features including stone walling and open fireplaces. Outside there is a studio/office. The property sits on a corner plot with enclosed private landscaped gardens with feature original well pump, workshop/potting shed. The driveway offers parking for several vehicles or caravan/motor home. The property has views over St Nicholas Church.

Church Farm House Church Street, Barkston, Lincolnshire, NG32 2NB

VIEWING

Strictly by appointment with the Selling Agents Escritt Barrell Golding. All prospective purchasers are invited to discuss any matters of particular interest to them with a staff member who has seen the property before making an appointment to view.

DESCRIPTION

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SITUATION

Barkston village sits on the A607 approximately three miles to the north of Grantham. Within the village there is a primary school, The Stag Public House and restaurant, a service station with general store and a regular bus route to Grantham and Lincoln. Grantham is an historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent and national chain shops as well as a Saturday street market.

ACCOMMODATION

All dimensions are approximate and are taken from plaster to plaster or internal wall faces. Photographs are taken using a wide-angle lens.

GROUND FLOOR

Main stained glass entrance leading to

ENTRANCE PORCH

Having quarry tiled flooring, wall light.

CLOAKROOM

Having wash hand basin and plumbing for WC.

BATHROOM 7'8" x 7'6" (2.34m x 2.29m)

Having wooden parquet flooring, tiled splashbacks. Fitted with suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC.

FARMHOUSE KITCHEN 12'4" x 8'8" (3.76m x 2.64m)

Having secondary glazed window to the front elevation and Church style window to the rear elevation, tiled flooring, radiator, fireplace with feature bread-oven door and inset wood-burning stove. Bespoke kitchen units with integrated fridge and freezer, tiled work surfaces with complimentary tiled splashbacks, glazed display wall unit, twin Belfast sink, plumbing for dishwasher, electric cooker point, extractor fan. Stable style door to the side elevation. Access to:



INNER HALL

Having tiled flooring, stairs to the first floor landing and under stairs storage.

Church Farm House Church Street, Barkston, Lincolnshire, NG32 2NB

CONSERVATORY 16'2" x 13'2" (4.93m x 4.01m)

Beautiful conservatory being a particular feature of this property having tiled flooring with underfloor heating, exposed wall, French doors leading out to the landscaped courtyard gardens.



LOUNGE 16'2" x 11'5" (4.93m x 3.48m)

Having secondary glazed window to the front elevation, stone fire surround and mantle, brick and quarry tiled hearth with oil fired burner, radiator, fitted corner cupboard, television point, wall light points.



FIRST FLOOR LANDING

Having stained glass window to the rear elevation offering views over the garden.

MASTER BEDROOM 11'6" narr to 10'7" x 9'9" (3.51m narr to 3.23m x 2.97m)

Having secondary glazed window to the front elevation, radiator, walk-in wardrobe, airing cupboard with hot water cylinder.



EN-SUITE

Having secondary glazed window to the side elevation. Fitted with suite comprising low level WC, pedestal wash hand basin and shower cubicle with electric shower. Heated towel rail, complimentary tiled floor and walls, shaver point.

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BEDROOM TWO 16'7" x 11'6" (5.05m x 3.51m)

Having secondary glazed window to the front elevation, two radiators, inset wall mirror, exposed stone walling, original fireplace with grate, walk in wardrobe, access to the loft space.



OUTSIDE - FRONT

Pedestrian gate access leading to the front garden, pathway with shrubs and gravel garden areas. Sweeping pathway giving access to the rear of the property. Wrought iron gates leading to the driveway offering ample parking for several vehicles, caravan or motor home. Potting shed and tool shed.



STUDIO/OFFICE

Glazed door and windows, power connected.



REAR GARDEN

Being low maintenance and gently landscaped with paved areas, shrubs and borders, ornamental water feature, seating area, oil tank, tool store to the rear.



GARDEN VIEWS



DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TENURE

The property is understood to be freehold and vacant possession will be given on completion of the sale.

SERVICES

Please note that the services and any associated fittings and appliances referred to in these particulars have not been tested.

COUNCIL TAX

We understand from the Valuation Office Website that the property is assessed in Band "D". South Kesteven District Council - 01476 406080.

RENTED PROPERTIES

We can provide support and advice for those thinking of becoming Landlords.

MONEY LAUNDERING REGULATION

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MORTGAGES

We are pleased to offer a FREE mortgage consultation with our independent mortgage consultant. If you wish to take advantage of this service please speak to a member of staff on 01476 590211. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ENERGY EFFICIENCY RATING

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.

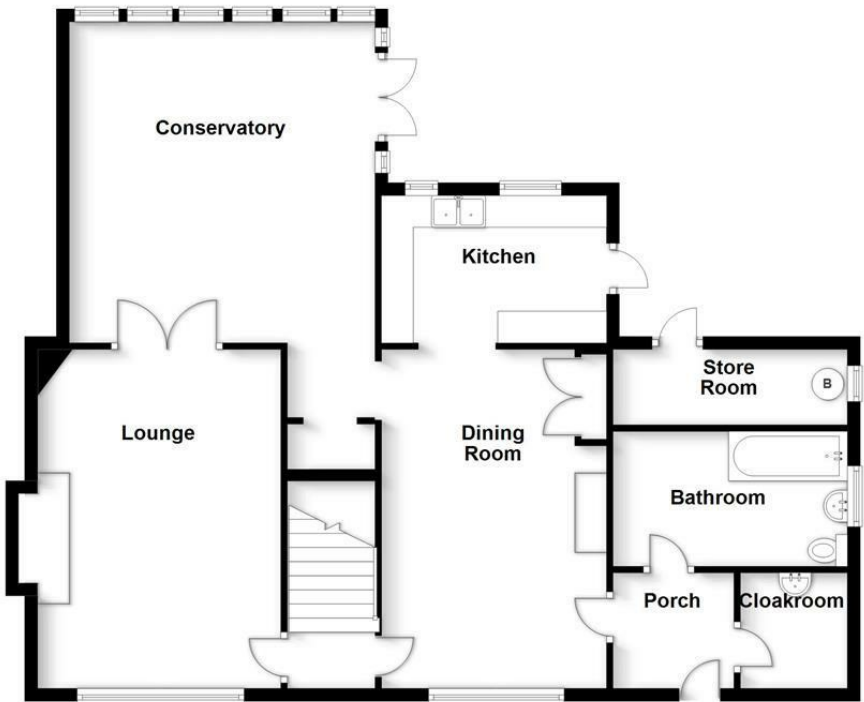
ENVIRONMENTAL IMPACT

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.

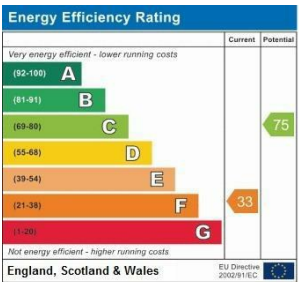
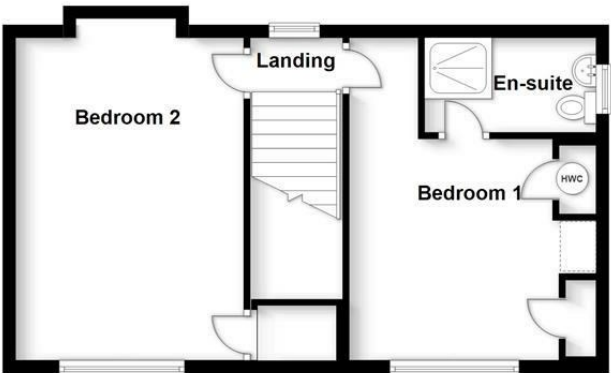
FLOOR PLANS

These are intended for identification purposes only and are not to scale. Any areas measured or distances referred to are given as a guide only and are not necessarily precise. Purchasers should satisfy themselves as to the accuracy of the plans. Copyright - Escritt Barrell Golding.

Ground Floor



First Floor



Address:
Church Farm House, Barkston

