

*Rural
and
Equestrian*



Ryehill Farm

Belchford LN9 6LJ

M A S O N S

EST. 1850





For sale with NO CHAIN. A unique opportunity to acquire an exceptional country home located within the sought-after Lincolnshire Wolds village of Belchford and comprising a reconstructed detached farmhouse, built and appointed to a superb specification throughout and providing 4/5-bedroom accommodation with spacious open plan living areas, a bespoke Peter Jackson fitted living/dining kitchen, two bathrooms and shower room. The farmhouse is positioned within grounds of approximately 2 acres (subject to survey) to include an impressive and extensive range of outbuildings, formal landscaped gardens and grass paddock with the opportunity to rent or buy a further adjoining paddock by negotiation (approximately 1.3 acres STS).



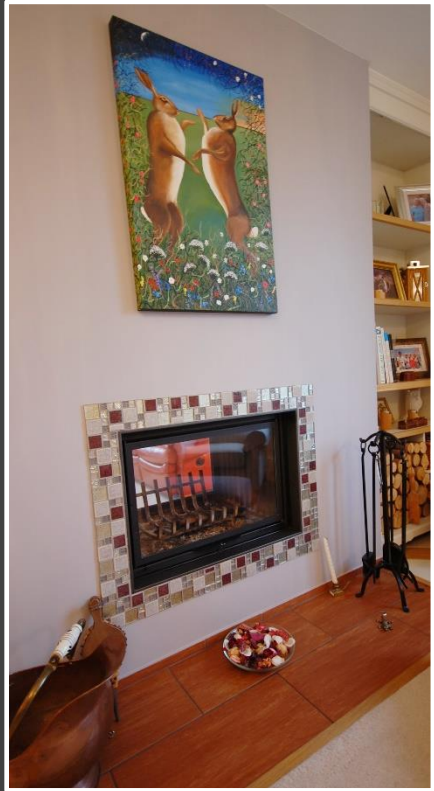
CONTENTS

- *Schedule of Photographs*
- *Background*
- *The Accommodation, Outbuildings and Grounds*
- *Specification Details*
- *Viewing*
- *Location and General Information*
- *Floorplans and EPC Graph*

















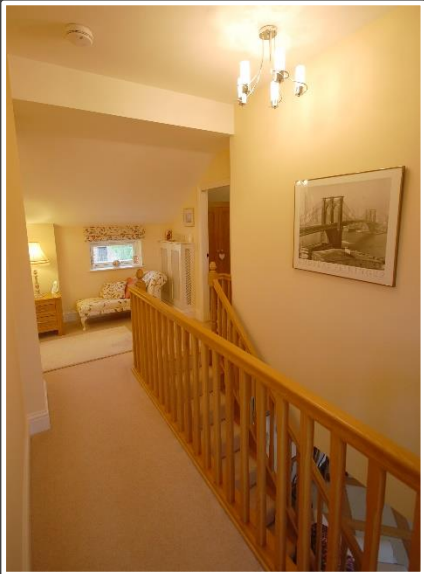






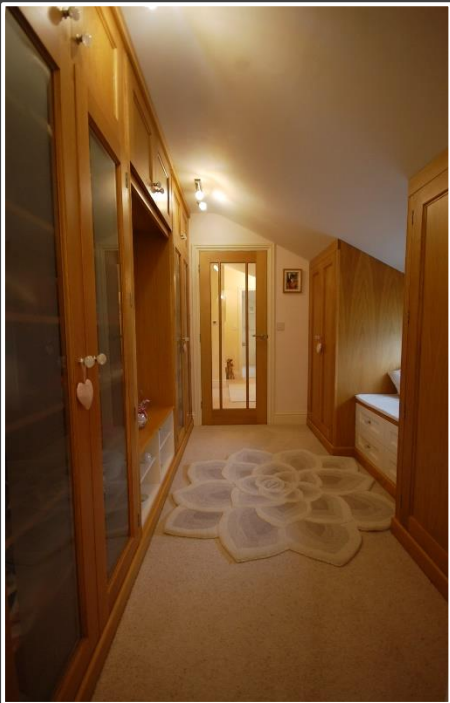








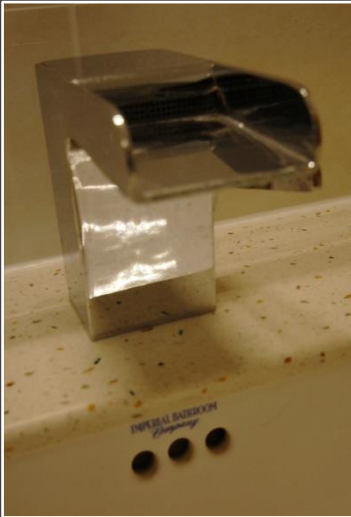






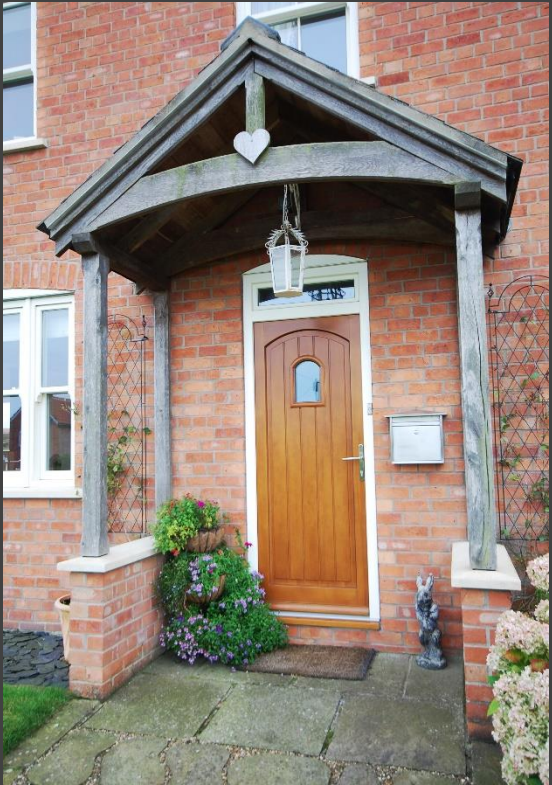


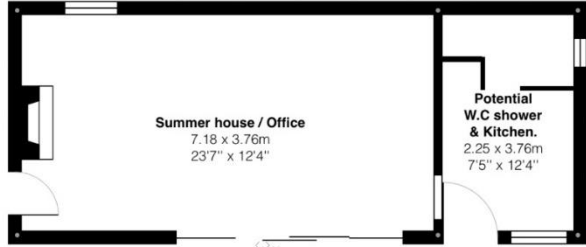




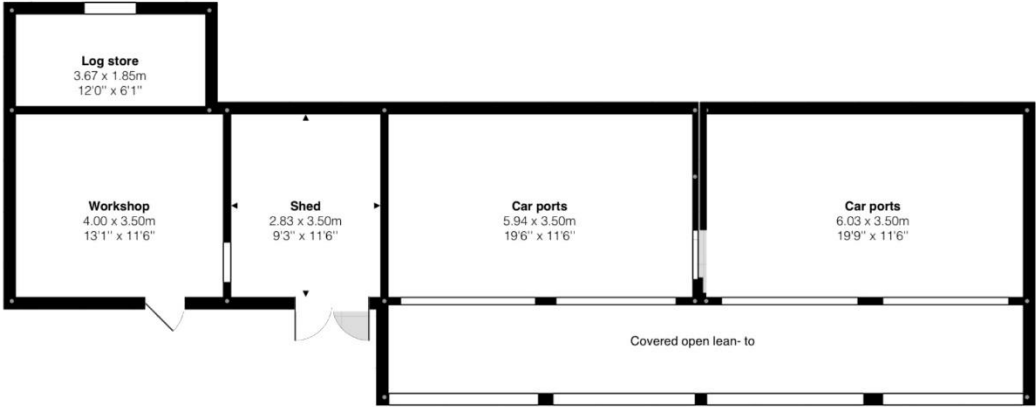






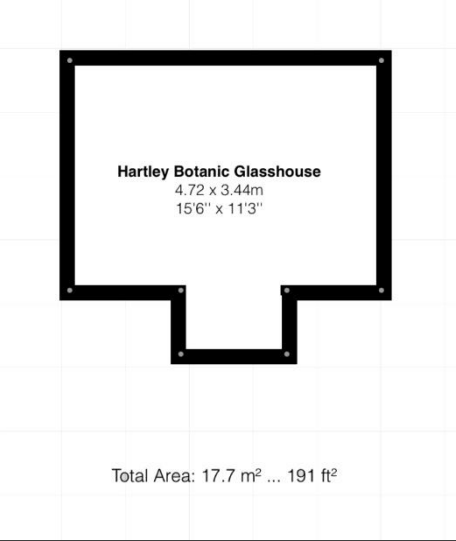


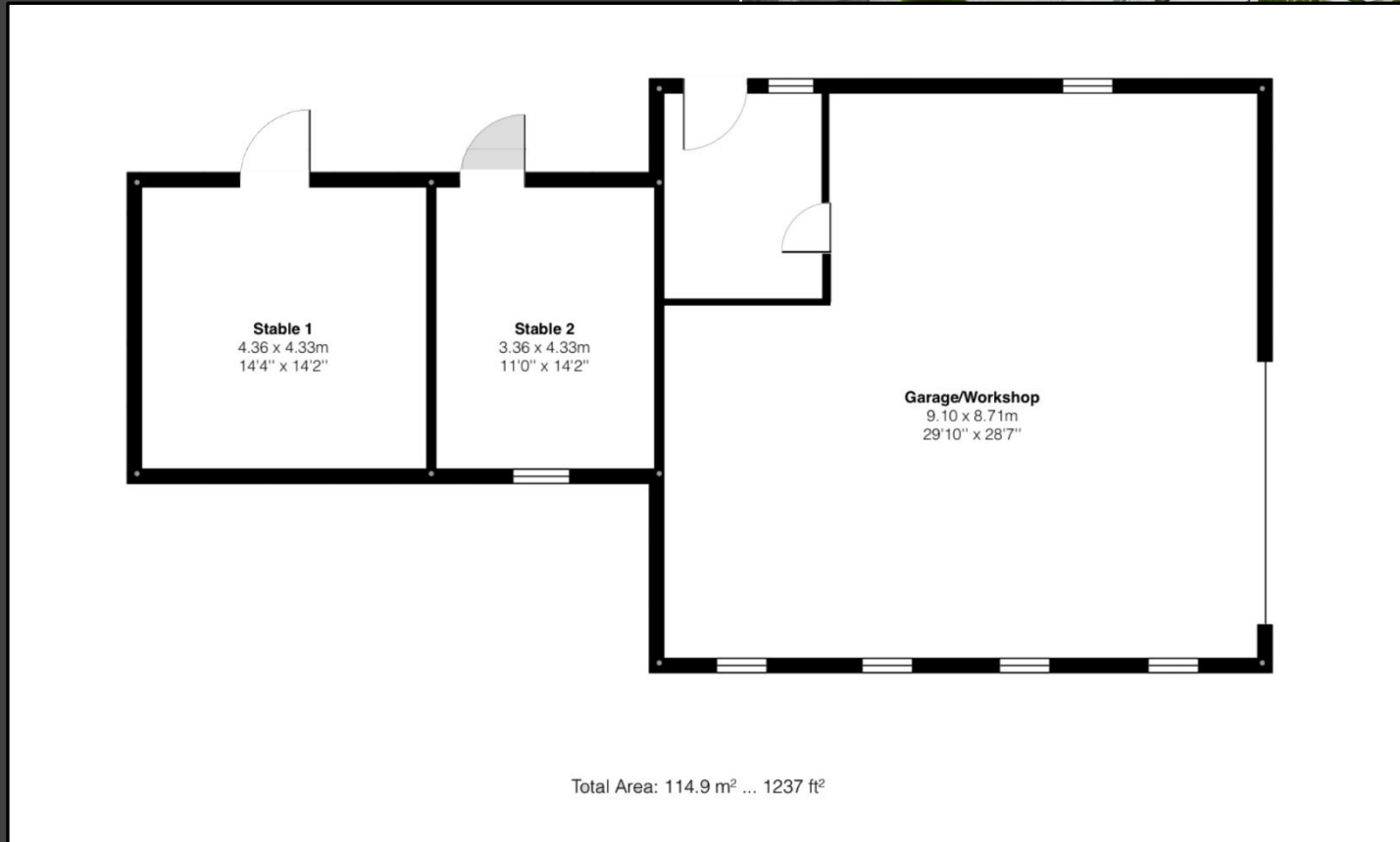
Total Area: 36.2 m² ... 389 ft²

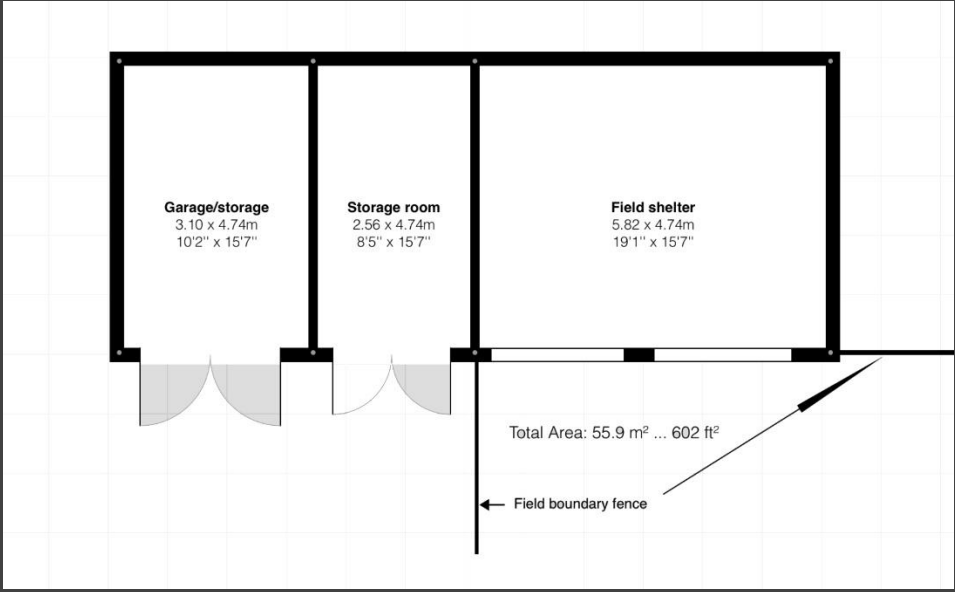


Total Area: 97.3 m² ... 1047 ft²















The paddock edged in blue is approx 1.3 acres in area (STS) and available by negotiation to rent or buy.

Directions

From Louth take the Horncastle Road and at the staggered crossroads junction by the Louth bypass, cross the road and carry straight on along the A153 towards Horncastle. Follow the road for several miles and a short distance after passing the entrance to Cadwell Park on the left, take the next left turning along the Bluestone Heath Road.

Again, follow the road for some miles, go past the first right turning to Scamblesby and take the second right turning to Belchford. Follow the lane down the hill and then through the centre of the village, passing the Bluebell Inn. Ryehill Farm will then be found on the village outskirts standing in an elevated position above the road on the left side with the driveway entrance a short distance after the house.

Background

This stunning detached country home will appeal to the discerning purchaser looking for a combination of quality, versatility, efficiency and style within the Lincolnshire Wolds Area of Outstanding Natural Beauty.

The farmhouse is the culmination of a huge renovation and extension programme which was completed in 2012 and details of the technical specification and materials involved in creating this home are contained in the Specification Details which follow. The accommodation is appointed to an exceptional standard and designed to provide extensive living accommodation featuring a bespoke fitted dining and living kitchen with vaulted ceiling to the seating area and integrated appliances, together with two spacious reception rooms, a garden room opening onto the rear patio, a ground floor study/bedroom 5 and a very well-equipped utility kitchen with a modern shower-room off.

On the first floor, there are four double bedrooms, the master bedroom having an en suite bathroom and walk-through fitted

dressing room, the second bedroom with en suite shower room, a family bathroom and a gallery landing around the staircase from the reception area below.

The property is approached over a long sweeping driveway leading to a parking area close to the house and then continuing to give access to the extensive range of versatile outbuildings.

The original crew yard now provides a four-bay open-fronted carport with workshops adjoining, there are two large stables and a single-storey building which would readily form a good size home office with facilities or possibly holiday or annexe accommodation (subject to planning permission).

In addition, there is a substantial modern outbuilding providing spacious garaging and workshop space with an integral store or office. Projecting into the grass paddock a further building provides garage, store and a field shelter. Beyond the traditional buildings is a large concrete-framed Dutch barn providing a large covered storage space.

The grounds include formal gardens with extensive wrap-around patio areas while to the the south west of the house and buildings there is grass paddock land which is enclosed by hedges and fencing.

There is the potential to rent or purchase an additional paddock (1.3 acres STS) to the west of the farmhouse for equestrian/grazing purposes by negotiation.

Accommodation

(Approximate room and outbuilding dimensions are shown on the floor plans which are indicative of the room and building layouts and not to specific scale – approximate gross floor areas are indicated)

Ground Floor**Oak-framed Porch**

With arched beams, slate roof and brick side base walls. Panelled front door with arched inset pane and glazed fanlight over, to the:

Reception Area

Handsome staircase with oak pillared balustrade and turned newel posts leading up to the first-floor accommodation; the reception area is open to the:

Open Plan Sitting Room and Dining Room

A superb size with a feature oak and porcelain tiled floor laid in a lattice design and a Piazzetta double-sided and glass fronted wood burning stove set into a mosaic tiled surround also facing the lounge adjacent and having a sub-floor air vent from outside. Fireside alcove with built-in display shelving, ceiling and wall lights, five-amp table lamp sockets with wall switching, ADSL point and smoke alarm. Two glazed doors from the living/dining kitchen adjacent and wide walk-through square opening to the:

Sun Room

A bright triple aspect room orientated to enjoy the afternoon and evening sun with French doors onto the sandstone paved patio beyond. Wall and ceiling lights and UFH (Under-floor heating) control.

Lounge

A beautifully proportioned room with a glazed door from the dining area and also enjoying a triple aspect including bay window to the rear, having central French doors onto the patio. Limestone composite fireplace framing the log

burning stove. Wall lights and wall switches for 5-amp table lamp sockets. ADSL, two TV points and satellite TV cable. UFH control.

Living and Dining Kitchen

A truly exceptional room enjoying a feeling of space with vaulted ceiling to the seating area and fitted with an extensive range of units by local bespoke cabinet maker, Peter Jackson. Finished in American and burr oak, cream and duck egg blue, the units comprise an extensive range of base cupboards and drawers including deep pan drawers, wall cupboard units incorporating a Tambour fronted larder cupboard with space for a microwave oven, curved corner units and a superb complementary dresser with illuminated glazed display cabinets, centre shelves and basket drawers with cupboards adjacent. Marble work surfaces with twin inset Corian sinks having Perrin and Rowe mixer tap and peninsula base unit featuring glazed cabinets facing the seating area. TV point over and ADSL.

Large island unit with oak top featuring an inset Corian single sink having a Perrin and Rowe mixer tap, a pop-up socket unit, wine racks and twin pull out trays with a curved breakfast bar to one end. Between the kitchen and seating area there is a contemporary Romotop cream ceramic-clad 8kw feature stove with sub-floor air vent.

Kitchen appliances include a Rangemaster 110 range cooker with halogen hob, twin oven, grill and warming cabinet set into a wide recess with inset oak units surrounding, shaped arch over and ceramic tiled recess at the rear, together with an inset cooker hood with downlighters; Rangemaster American style fridge/freezer, integrated Bosch dishwasher and porcelain ceramic tiled floor. UFH control.

The seating area is a bright and airy room with vaulted ceiling and six windows positioned on three elevations, together with French doors leading out onto the patio and herb garden.

Utility-Kitchen

Also fitted with an extensive range of units in Burford cream to include base cupboards, drawer units, wall cupboards with curved corner profiles and roll edge, woodblock-effect work surfaces with a single drainer stainless steel sink unit inset.

Space with plumbing for washing machine, integrated Bosch freezer and Worcester Bosch oil-fired central heating boiler providing underfloor heating to the ground and first floors. Double airing cupboard with linen shelving and containing the 310 litre unvented hot water cylinder with immersion heater. UFH control. Part-glazed (double-glazed) door to outside and further door to the Study/5th Bedroom.

Shower Room

With a wide 1200 x 800 mm ceramic-tiled shower cubicle fitted with a chrome thermostatic shower mixer unit, glazed screen door and sanitary ware by Imperial Bathrooms comprising low-level, dual-flush WC and a slim pedestal wash hand basin. Chrome ladder-style radiator/towel rail, twin LED wall light, extractor fan and UFH. Window to the side elevation.

Study/Bedroom 5

A triple aspect room with ceiling downlighter spotlights and a centre light point. TV point, ADSL and UFH control.

First Floor - Spacious Landing

With oak pillared balustrade extending around the stairwell to form a gallery. Window to the front and rear elevations, trap access to the roof void and doors leading off to the four double bedrooms and family bathroom. UFH controls.

Master Bedroom Suite comprising:

Walk-through Dressing Room fitted with extensive bedroom furniture including two double door oak wardrobes with bench seat and drawers beneath, facing range of two double door linen store cupboards with glazed doors, shelving and centre mirror. Archway leading through to the attractive:

Double Bedroom

With a further triple, door painted built-in wardrobe to the side. The bedroom is dual aspect, has ADSL, centre and wall lights and 5-amp table lamp sockets. UFH control.

En Suite Bathroom

Fitted with a white suite comprising a low-level WC, bidet, wash basin set into a hand-painted vanity unit and a Twyford offset corner panelled bath with shower fittings and handset to the mixer tap. Ceramic tiled splash backs, ladder-style radiator/towel rail and UFH control.

Bedroom 2

A double bedroom with oak laminate flooring, 5-amp table lamp sockets and UFH control. A dual aspect room with a large walk-in wardrobe having fitted shelves and clothes hanging rails.

En Suite Shower Room

Ceramic-tiled shower cubicle with part-hinged glazed screen, thermostatic wall shower mixer unit with a rainfall fixed shower head, attractive square vanity wash hand basin, plinth-set onto a base cupboard unit and having a tall pillar mixer tap and an interesting egg-shaped low-level, dual-flush WC. Chrome ladder-style radiator/towel

rail, part-sloping ceiling with combined extractor fan/spotlight, ceiling light point and LED wall light.

Bedroom 3

A double bedroom fitted with two bespoke full height, double door wardrobes having overhead cupboards in oak. ADSL, 5-amp table lamp sockets and UFH control.

Bedroom 4

Another double bedroom with a double full height wardrobe, having overhead cupboards all finished in beech and a matching unit comprising built-in shelving with cupboard beneath. Two ADSL points, 5-amp table lamp sockets and UFH control.

Family Bathroom

A spacious room with tiled floor, walk-in tiled shower cubicle with a multi-jet, stainless steel shower tower and a white suite comprising Vitra back-to-wall WC, bidet and bespoke oak vanity unit with Corian top and inset Imperial Bathrooms washbasin; large Jacuzzi-style panelled bath with blue LED lighting and inset digital radio with an integrated speaker within the end panel. Ladder-style curved chrome radiator/towel rail and UFH control.

Outbuildings

The outbuildings have been subject to a comprehensive restoration and renovation scheme and comprise a brick and pan tiled range of:

Arched open-fronted **Log Store**, **4-bay Carport**, adjoining **Workshops**, **Two Stables** of generous proportions and a detached **Summer House/Home Office** which has been fully reconstructed incorporating a fireplace together with mains water available and drainage laid to the boundary, ready for connection to the mains.

The buildings provide potential for alternative uses as ancillary annexe accommodation or a possible holiday let subject to further fitting out and planning permission. The attractive courtyard enclosed by these buildings is finished in paving stones with gravel borders and featuring a handsome Hartley Botanic traditionally styled **Glasshouse**. **Twin Garages or Storage Sheds** with an adjoining **Field Shelter** and also having drainage laid to the boundary ready for connection.

Steel portal-framed versatile **Outbuilding** of 80 sq. m capacity used at present as car garaging and workshop with brick cavity wall base and larch timber-clad cavity wall over, incorporating a suspended insulated ceiling to the interior with inset LED panel lights and lined in plasterboard. This building is approached through a remote-controlled motorized 13' roller shutter door and has mains water connected, mains drainage laid to the boundary for connection, a separate alarm and CCTV. A new 100 amp 3-phase electricity supply has been laid on.

Substantial **Dutch barn** beyond with 3-phase electricity supply available and water pipe laid and ready for simple connection to the existing supply.

The Grounds

The house stands well back and above the lane with a long driveway through a post and rail fenced entrance with 5-bar gates. The drive veers left to the rear of the house providing parking and turning space, but also continues to give access to the buildings around the courtyard before culminating at the Dutch Barn.

At the front of the house, steps lead up through the boundary hedgerow onto a pathway through large lawned gardens before branching left to the front entrance porch and right, around the house to the rear. There is a gravelled bed for pots and tubs, and the lawn extends across to form

a large side garden interspersed with trees, by the driveway.

Immediately at the rear of the house, a spacious patio wraps around the house as far as the French doors of the living kitchen, with herb garden, gravelled rockery and curved brick retaining walls with stone capping and two wide flights of steps leading up to the driveway and to an upper lawn. There are ample outside lights and external water taps.

The outbuildings are beyond as described above and adjacent to the driveway the paddock is fenced in Lincolnshire post-and-rail fencing with gated access and water supply to the near corner.

NB. The Camping and Caravanning Club approved the site in 2014 as a CL caravan site following application number 122/071.

Specification

Completed in 2012 after a radical reconstruction and extension of the original Period farmhouse, this exceptional property has handmade brick-faced cavity walls in English garden wall bond using new Northcot imperial bricks. Windows are high-efficiency double-glazed sashes with hand-made limestone sills. The pitched timber roof structures are covered in natural slate and the fascias and soffits are uPVC.

Heating is provided by an under-floor oil central heating system with independent room controllers on both ground and first floors and separate towel rail heating. In addition, there is a 13kw double-sided stove facing both lounge and sitting/dining room. The living/dining kitchen enjoys a rotating log-burning stove of contemporary design. The unvented hot water system provides 4 bar pressure via a circulating pump to baths, showers, etc.

The property has fast broadband at 49-72mbps and CAT 6 wiring/sockets to most rooms. There is a comprehensive electrical specification with multiple sockets, low energy internal and external LED lighting and 5 amp switched sockets for lighting in bedrooms, lounge and dining room/sitting room. TV points are installed in bedrooms, kitchen, lounge and study and satellite cable to the lounge. The house has a security alarm system, security lighting and exterior CCTV surveillance.

The outbuildings have been restored/renovated to include repointing works, reroofing and full reconstruction of the summerhouse/home office with insulated walls, floor and a fireplace. The Hartley botanic greenhouse is built in Victorian Villa style on a brick base with insulated floor, staging and a Belfast sink with water supply ready for simple connection.

The steel portal framed outbuilding has a brick cavity wall base, larch clad cavity wall over, lined internally in plasterboard and a suspended ceiling with inset LED panel lights. The motorised 13' roller door is remote controlled, and the building is alarmed with CCTV. A new 100-amp 3 phase electricity supply is ready to be connected.

The Dutch barn covers an area of 275 square metres and is a concrete portal structure, also having 3 phase electricity available for connection and water supply ready to connect.

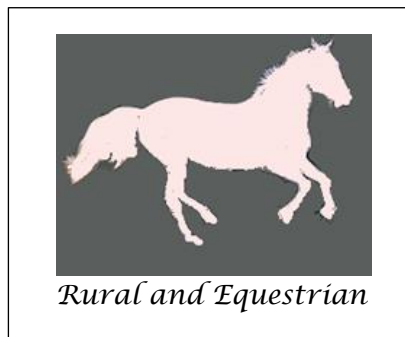
Viewing: Strictly by appointment through the agent.

Location

Ryehill Farm is situated on the Viking Way in the highly sought-after Wolds village of Belchford, in an 'area of outstanding natural beauty' with rolling countryside, excellent walks and bridleways. The village's history dates back to Roman and Viking times. The Grade II Listed parish church of St. Peter and St. Paul was originally built before

1153 but the current structure was built in 1781 with later additions. Just a few paces away from the property is the Blue Bell Inn with restaurant, which is highly regarded in the local area.

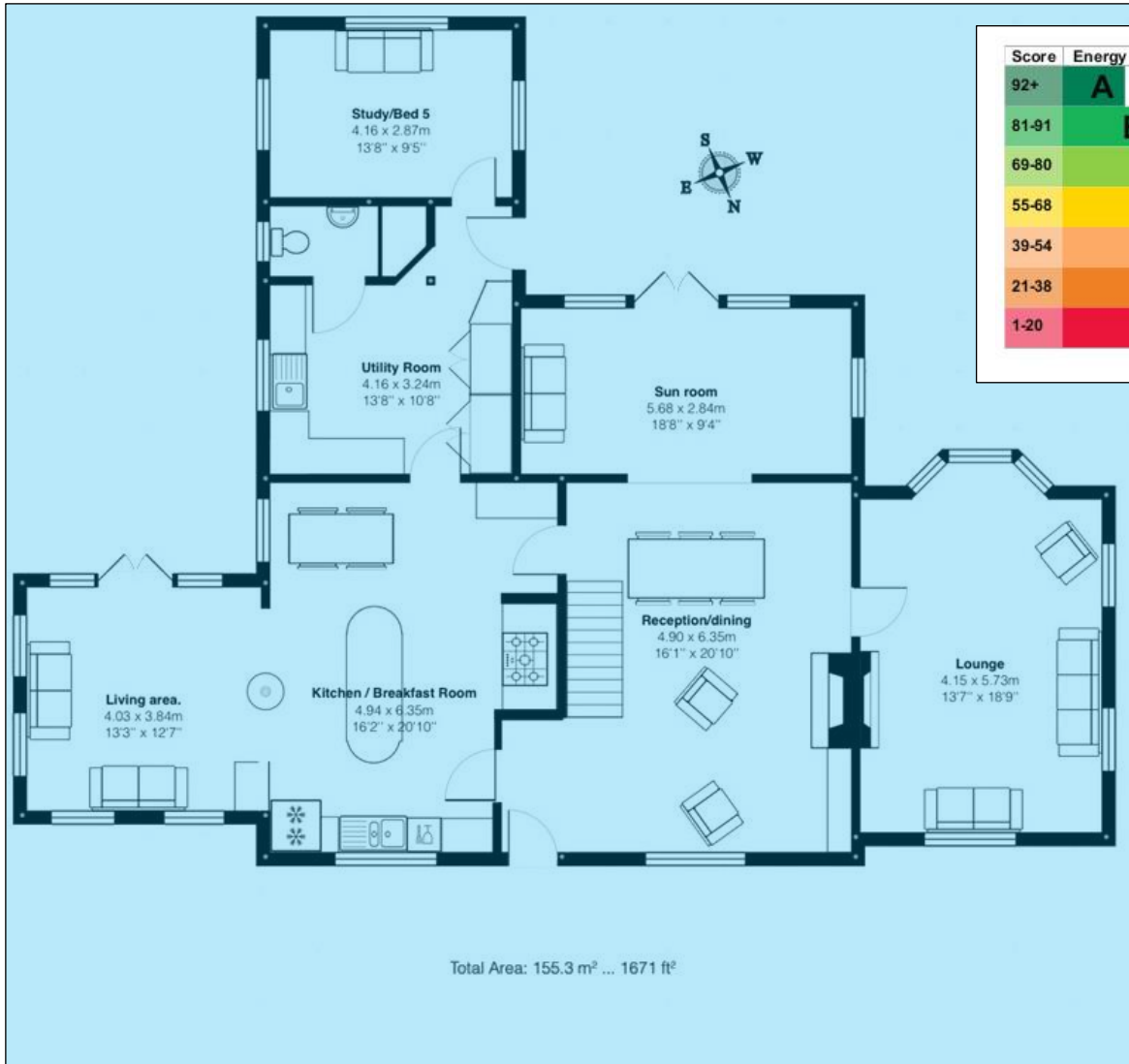
Belchford retains a sense of community and hosts a number of country events including tractor shows and flower festivals with regular activities such as table tennis, keep fit and a mothers and toddlers club. There are free school buses for both the local junior school in nearby Tetford and the senior schools of Horncastle including the Queen Elizabeth Grammar, rated as 'Outstanding' by Ofsted. The village is approximately 4 miles north of Horncastle, a market town providing a range of shops, recreational facilities and schools – the town being particularly well-known for its many antique and bric-a-brac shops. There are market towns in Louth, Spilsby and Market Rasen and the main regional business centres are in Lincoln, Grimsby and Boston.



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. The red-lined aerial image shows approximate boundaries and 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, electricity and drainage. NB. The pre-installed drainage for the outbuildings has been laid to the road but has not yet been connected into the mains drainage system. No public utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.

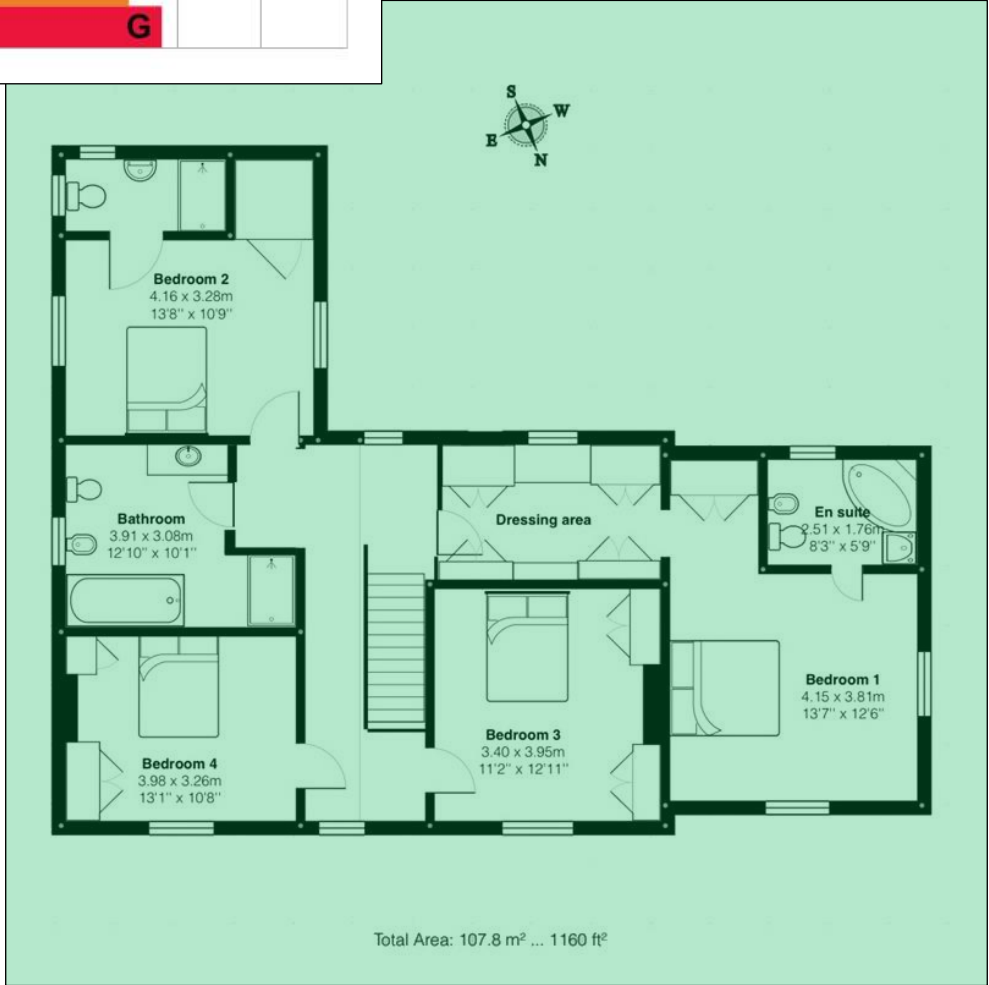




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floorplans of Farmhouse And EPC Graph

NB A Copy of the full EPC can be emailed as a PDF on request



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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