



FOX FARM, HOWSHAM

Offers in the region of £825,000

BROWN & CO



FOX FARM

CADNEY ROAD, HOWSHAM
MARKET RASEN, LN7 6LA

DESCRIPTION

Fox Farm represents a rare opportunity to acquire an elegant detached Georgian residence, subsequently extended and set amidst delightful mature grounds, inclusive of formal gardens, former Tennis Court and paddock, in all extending to approximately 3.0 Acres subject to measured site survey.

The property is Grade II Listed and offers a successful combination of period accents, flowing family living space and recently refitted farmhouse kitchen.

The façade is elegantly proportioned with the side extension creating an entrance portico and vestibule opening to the generously proportioned reception hall. A sizeable drawing room is provided and a separate dining room permits formal entertaining. Whilst a separate sitting room delivers more relaxed living space and this has bifold doors flowing into the generous p-shaped conservatory to one side.

The farmhouse kitchen has been luxuriously refitted with fine range of shaker style units in a heritage colour, coordinating central island, a variety of integrated appliances and wonderful two oven Aga. Family enjoyment and functionality is enhanced by the provision of a superb snooker room and sizeable study. Ancillary accommodation includes a back kitchen, utility room and two separate cloakrooms with wc's.

At first floor level, the sleeping space radiates around the traditional Georgian landing with elegant spindled balustrade over stairwell. The master bedroom suite includes a fitted dressing room and en suite. Four further bedrooms are provided one of which has a further en suite together with house bathroom.

The external grounds are a particular feature, with maturely stocked formal gardens in a wraparound style, former Tennis Court well worthy of further enhancement and an area suitable for the dedication of a kitchen garden.

Vehicle distribution is excellent, with two separate gated entrance ways and flowing driveways sweeping around the property to the rear where there is a sizeable four bay traditional brick and pantile Car Barn attached to which are further useful outbuildings.





The paddock is immediately adjacent, itself extending to approximately 1.9 Acres.

LOCATION

Fox Farm is situated towards the western end of the delightful and modest village of Howsham, enjoying frontage to Cadney Road.

The village lies between the larger towns of Brigg and Caistor where a full range of residential amenities may be found. A variety of schools (both state and independent) are within comfortable reach.

Lying just south of the A1084, the village is well connected to a good road network where junctions 4 and 5 of the M180 are readily accessible. The A15 is also accessible connecting through to Lincoln.



DIRECTIONS

Leave Brigg eastbound on the A1084, turn right on the B1434 to Howsham. In the centre, turn right onto Cadney Road to find Fox Farm towards the end on the right hand side.

ACCOMMODATION

PILLARED ENTRANCE PORTICO

ENTRANCE VESTIBULE corniced ceiling, radiator.

RECEPTION HALL corniced ceiling, dado rail, inner archway, access to **Cellar**, traditional half turn staircase ascending to first floor. Radiators.

CLOAKROOM low suite wc, pedestal hand basin, dado rail.

BOOT ROOM/CLOAKS fully fitted with range of wardrobe and top level storage to two walls.



DRAWING ROOM 22'2" x 15'5" (6.76m x 4.741m) triple aspect, traditional fireplace with marble surround, hearth and open grate. Radiators. Double doors opening to

DINING ROOM 16'5" x 15'4" (5.01m x 4.68m) to rear of chimney breast with display niche, front aspect sash window, corniced ceiling, radiators.

SITTING ROOM 17'2" x 15'2" (5.24m x 4.61m) with brick recessed chimney breast, stone flagged hearth, bespoke illuminated display shelving to one side, coving, engineered oak flooring, bifold doors to conservatory, skirting radiator.



CONSERVATORY 20'3" x 12'4" to 6'9" (6.18m x 3.77m to 2.05m) lovely addition to family living space, p-shaped with brick base and timber double glazed upper levels, double doors to outside, engineered oak flooring to part.

BREAKFAST KITCHEN 15'3" x 15'2" (4.65m x 4.61m) luxuriously appointed in a contemporary style with shaker style units in heritage colour. Comprehensive base units, wall cupboards and coordinating island including peninsular breakfast bar. Substantial brick recess to chimney breast, illuminated and hosting two oven oil fired Aga. Additional integrated appliances include Neff fan assisted oven, Belling halogen hob, extractor over, Bosch dishwasher, fridge. Dual aspect, natural lighting enhanced by downlighters.

BACK KITCHEN 16'8" x 15'8" (5.06m x 4.77m) with a range of louvred pantry cupboards, Terrazzo tiled flooring, L-shaped and maximum dimensions taken, further storage cupboards with additional integrated Neff refrigerator.

UTILITY 10'3" x 7'0" (3.13m x 2.13m) with sink unit, base cupboard and work surface, oil fired central heating boiler, plumbing for washing machine.

REAR HALL coordinating Terrazzo tiled flooring.

SECOND CLOAKROOM low suite wc, pedestal hand basin.

STUDY 13'0" x 12'0" (3.95m x 3.66m) measured to rear of range of useful in built storage cupboards, access hatch to roof void, radiator.

SNOOKER ROOM 28'4" x 21'9" (8.65m x 6.64m) fitted delft racking, dual aspect, radiators.

FIRST FLOOR

LANDING traditional spindled balustrade over stairwell, corniced ceiling, archways leading to further front and rear landing areas, radiators.

MASTER BEDROOM SUITE

Bedroom 15'4" x 13'6" (4.67m x 4.12m) front aspect window, radiator. Arch opening to

Dressing Room 10'0" x 9'4" (3.04m x 2.84m) with range of fitted wardrobes to two walls including recessed vanity unit, top level storage over, front aspect window, radiator.

En Suite Bathroom well appointed with panelled bath, separate tiled showering enclosure with overhead deluge shower, range of vanity units hosting bespoke basin, low suite wc, bidet, half tiled around fittings to coordinate, additional door to landing, radiator.

BEDROOM TWO 15'2" x 10'0" to 13'4" (4.61m x 3.04m to 4.07m) dual aspect, access hatch to roof void, in built double wardrobe with storage over, radiator.

EN SUITE SHOWER ROOM with tiled showering area and electric shower, pedestal hand basin, low suite wc, bidet, tiled splashbacks to coordinate, radiator.

BEDROOM THREE 15'9" to 17'0" x 11'8" (4.81m to 5.19m x 3.54m) side aspect window, wash basin, radiator.

BEDROOM FOUR 15'5" x 13'3" (4.70m x 4.05m) measured to rear of chimney breast with traditional basket grate and fireplace surround, front aspect window, radiators.

BEDROOM FIVE 15'10" x 9'8" (4.83m x 2.94m) dimensions include open fronted wardrobe, side aspect window, further store room, radiator.

HOUSE BATHROOM appointed with white suite of panelled bath with shower over, pedestal hand basin, low suite wc, bidet, half tiled around fittings to coordinate, airing cupboard, radiator.

OUTSIDE

Fox Farm occupies a delightful position on the edge of modest village of Howsham set in grounds in all extending to 3.0 Acres subject to





measured site survey delivering a fine combination of formal gardens, vehicular circulation space, amenity space and paddock.

To the front there are two separate accesses through substantial walling and providing vehicle distribution around to the rear of the property.

The front garden is landscaped with an expanse of lawn, stocked shrubberies and a variety of specimen trees, shrubs and plants. To one side is a **Former Tennis Court**.



In wrap around style, the mature grounds extend to a side garden area with rustic pergola walkway, patio, further variety of specimen trees, shrubs and plants, orchard area, again enclosed with walling and mature copper beech hedging.

Rear vehicle court is bordered on one side by a traditional range of brick and pantile outbuildings comprising-

Open Four Bay Car Barn 41'3" x 15'2" (12.58m x 4.61m) capable of accommodating four cars hosting oil tank, further attached outbuildings of:-

Workshop and Store both with power, additional open fronted implement store.

Off the vehicle court there is a useful further lawned garden, ideal for kitchen garden or similar with gateway opening directly to the **Paddock**, this benefits from additional access returning to Cadney Road.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Easements, Wayleaves & Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not. The western entrance to the property is subject to a right of way in favour of the Barn Conversion/Property to the rear.

Council Tax: We are advised by North Lincolnshire Council that this property is in Band G.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti

Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

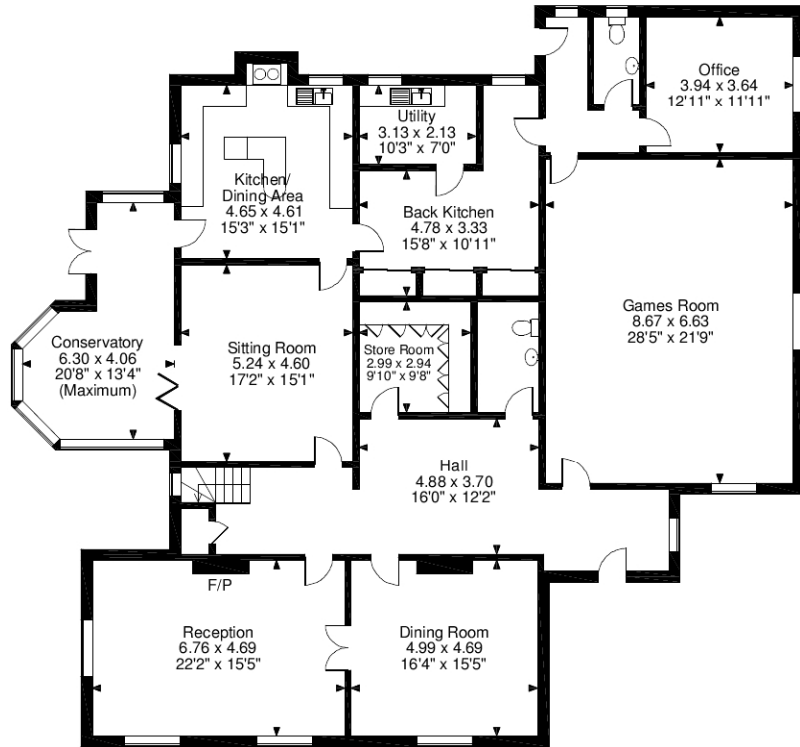
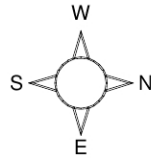
Your home may be repossessed if you do not keep up repayments on your mortgage.

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These particulars were prepared in December 2020.



Fox Farm, Cadney Road, Market Rasen
Approximate Gross Internal Area
Main House = 4742 Sq Ft/440 Sq M
Garage = 99 Sq Ft/9 Sq M
Carpport = 620 Sq Ft/58 Sq M
Shed = 225 Sq Ft/21 Sq M



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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