



High Street, Swinderby, Lincoln

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OLIVER REILLY 







# High Street, Swinderby, Lincoln

- SUBSTANTIAL DETACHED FARMHOUSE
- IDYLIC VILLAGE LOCATION
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED ANNEXE & BARN
- AMAZING SCOPE TO ADAPT & IMPROVE
- FOUR BEDROOMS
- THREE RECEPTION ROOMS & LARGE CONSERVATORY
- EXTENSIVE GATED DRIVEWAY & DOUBLE GARAGE
- GENEROUS PRIVATE WRAP-AROUND PLOT
- NO CHAIN! Tenure: Freehold. EPC 'E'

Guide Price £450,000



<b>ENTRANCE PORCH:</b>	5'3 x 3'1 (1.60m x 0.94m)
<b>RECEPTION HALL:</b> A highly inviting entrance space, with exposed stone wall, carpeted stairs and an open spindle balustrade with handrail rising to the first floor. Access into two sizeable reception room, the spacious kitchen and ground floor cloakroom/ W.C. Max measurements provided.	12'4 x 12'3 (3.76m x 3.73m)
<b>GROUND FLOOR W.C:</b> Max measurements provided.	7'2 x 6'7 (2.18m x 2.01m)
<b>SUBSTANTIAL LIVING ROOM:</b> A generous reception room with feature walk-in bay window, exposed ceiling beams and a complementary central feature fireplace, housing a functioning inset open-fire. Sliding doors open into the separate dining room. Max measurements provided into bay-window.	20'1 x 14'7 (6.12m x 4.45m)
<b>DUAL-ASPECT DINING ROOM:</b> Max measurements provided into bay-window.	17'1 x 12'9 (5.21m x 3.89m)
<b>GENEROUS KITCHEN:</b> Max measurements provided.	20'10 x 14'11 (6.35m x 4.55m)
<b>LARGE CONSERVATORY:</b> OPEN-PLAN from the kitchen. Of part brick and uPVC construction with a sloped poly-carbonate roof. A bright and airy space, retaining a vast degree of privacy, with power, lighting and a large double panel radiator.	23'8 x 10'3 (7.21m x 3.12m)
<b>INNER HALL:</b> With a large walk in store. Max measurements provided.	7'6 x 4'6 (2.29m x 1.37m)
<b>STUDY:</b> The generous and functional reception room provides an extensive range of handmade fitted base storage units and a further selection of complementary glass display cabinets. Access into the utility room.	14'2 x 9'2 (4.32m x 2.79m)
<b>UTILITY ROOM:</b> Giving access to the oil-fired boiler and electrical RCD consumer unit.	9'7 x 7'0 (2.92m x 2.13m)
<b>FIRST FLOOR LANDING:</b> Providing a large walk-in airing cupboard, access into the family bathroom and all four excellent sized bedrooms. Max measurements provided.	11'1 x 10'5 (3.38m x 3.18m)
<b>MASTER BEDROOM:</b> A GENEROUS principle DOUBLE BEDROOM with extensive fitted wardrobes, large airing cupboard, inset sink with vanity storage beneath. Access into the en-suite shower room. Max measurements provided.	15'10 x 13'1 (4.83m x 3.99m)
<b>EN-SUITE SHOWER ROOM:</b>	8'3 x 6'5 (2.51m x 1.96m)
<b>BEDROOM TWO:</b> A sizeable DOUBLE bedroom. Max measurements provided.	14'7 x 12'6 (4.45m x 3.81m)

Guide Price: £450,000 - £475,000. CHARMING, CHARACTERFUL AND NO ONWARD CHAIN!! EXPECT THE UNEXPECTED!.. This fantastic four bedroom farmhouse is something VERY special in our eyes! Set on an excellent mature plot, with a gated entrance, substantial driveway, DETACHED DOUBLE GARAGE WITH ANNEXE ABOVE and a large DETACHED BARN. Showcasing the epitome of individuality combined with retained original features and a HUGE SENSE OF POTENTIAL! Both inside and out.

The property stands proud on a wonderful plot (size TBC) in the heart of the tranquil semi-rural village of Swinderby. Closely situated for ease of access onto the A46 with excellent links to both Newark and Lincoln.

The sympathetically bespoke and copious internal design spans almost 2,300 square/ft of accommodation comprising: Entrance porch, an inviting reception hall, cloakroom/ W.C, a generous living room with feature bay-window and central feature fireplace, a separate DUAL-ASPECT dining room, spacious kitchen OPEN-PLAN through to a large conservatory. The is a rear lobby with two useful store room, a multi-functional study and a utility/ boiler room.

The first floor hosts a FOUR-PIECE BATHROOM and FOUR BEDROOMS (Three of which are substantial). The master bedroom is enhanced by a large airing cupboard and en-suite shower room.

The detached annexe provides a DOUBLE GARAGE to the ground floor, with a side access hall, leading to a shower room and MULTI-PURPOSE LIVING SPACE. Ideal for any multi-generational family or for a functional home office. The DETACHED BARN provides power, lighting and water, which could be adapted into further living accommodation. Subject to relevant approvals. The tranquil rear garden retains a high-degree of privacy all year round. There is also an opportunity to rent a 1.5 acre pony paddock on Cow Lane.

Promising SPACE, SCOPE AND SERENITY IN ABUNDANCE!... This wonderfully unique residence simply MUST BE VIEWED in order to be fully appreciated!







<b>BEDROOM THREE:</b> A lovely DUAL-ASPECT DOUBLE BEDROOM. Providing extensive fitted wardrobes. Max measurements provided.	16'6 x 11'3 (5.03m x 3.43m)
<b>BEDROOM FOUR:</b> A further well-appointed bedroom, utilised as a large dressing room. Max measurements provided.	9'8 x 6'6 (2.95m x 1.98m)
<b>FOUR-PIECE FAMILY BATHROOM:</b> Max measurements provided.	8'2 x 6'1 (2.49m x 1.85m)
<b>DETACHED ANNEXE:</b> Of brick built construction with a pitched tiled roof and uPVC double glazing throughout.	
<b>ANNEXE: ENTRANCE HALL:</b> Max measurements provided.	7'7 x 5'10 (2.31m x 1.78m)
<b>ANNEXE: LANDING SPACE:</b>	3'9 x 3'7 (1.14m x 1.09m)
<b>ANNEXE: SHOWER ROOM:</b> Max measurements provided.	13'6 x 5'9 (4.11m x 1.75m)
<b>ANNEXE: MULTI-FUNCTIONAL SPACE:</b> An excellent dual-aspect space. Providing exposed wooden floorboards, power, lighting and a double panel radiator. Large fitted storage cupboard, a uPVC double glazed window to the front and side elevation. uPVC double glazed right sided door. Offering great scope to connect with the adjacent house. Subject to relevant approvals. Max measurements provided.	17'1 x 8'7 (5.21m x 2.62m)
<b>DOUBLE GARAGE:</b> Providing open access from the driveway. Equipped with power and lighting, via two ceiling strip lights.	17'2 x 16'4 (5.23m x 4.98m)
<b>DETACHED BARN:</b> Of brick built construction with a pitched tiled roof.	
<b>UTILITY SPACE:</b> A large multi-purpose space. Providing a range of fitted base units with work surfaces over. An inset sink with drainer. Low-level W.C and wash hand basin. Equipped with power, lighting and water. Access into the additional barn store room.	12'7 x 12'3 (3.84m x 3.73m)
<b>MULTI-PURPOSE STORE ROOM:</b> A large, unique and multi-purpose space. Equipped with power, lighting and heating, via an original cast iron radiator. Complementary exposed ceiling trusses. Window to the side elevation and access out to the garden, via hardwood double doors.	18'6 x 12'7 (5.64m x 3.84m)
<b>EXTERNALLY:</b> The front aspect is greeted via a five-bar gated entrance, leading onto an EXTENSIVE DRIVEWAY. Ensuring AMPLE-OFF STREET PARKING for a range of vehicles. Access into the detached double garage with security light and to the raised oil tank. The front garden is laid to lawn, with an established wrap-around hedgerow to the side elevation. The delightfully private rear garden is laid to lawn, with a range of mature trees. Captivating the high-degree of privacy. There is a large paved patio. Access into the detached annexe and barn. There are fully fenced/hedged boundaries.	

**Agents Note: Pony Paddock**

The vendor has confirmed that a 1.5 acre pony paddock is available to rent, located on Cow Lane. For further information, please speak to the agent.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and a combination of uPVC double glazing and hardwood single glazing throughout.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 2,250 Square Ft.**

This is for the house alone. The total size of the detached barn is 390 square ft. The total size for the annexe space is 610 square/ft including the garage below. Measurements are approximate and for guidance only.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

North Kesteven District Council.

**Council Tax: Band 'G'**

**EPC: Energy Performance Rating: 'E' (53)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.







**Local Information & Amenities: Swinderby**

The village of Swinderby is conveniently located for ease of access onto the A46, into both the historic market town of Newark-On-Trent (approx. 8 miles) and the City of Lincoln (approx. 12 miles). The village provides a daily bus service and railway station. There is a thriving village Pub, Village hall, playing field, Church and a popular Primary school. This lovely semi-rural village is also closely situated into the neighbouring and well served village of Collingham. Located approximately 3 miles away, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Coffee shop, newly established Gym. A dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

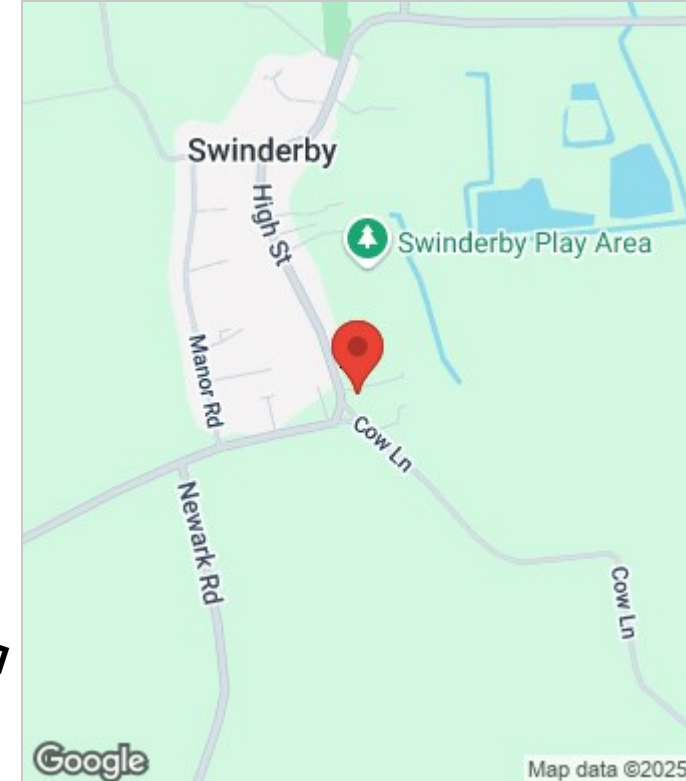
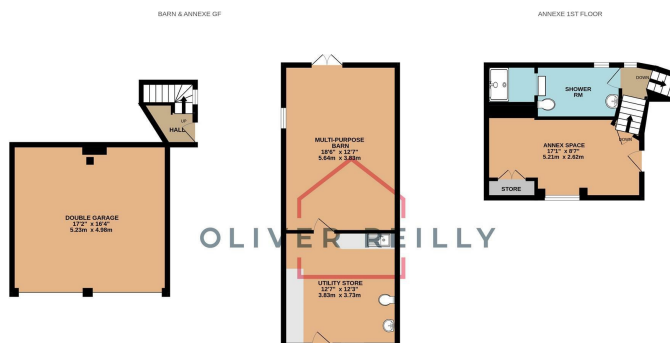
**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	