



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

Carr Farmhouse, Carr Road, North Kelsey, Market Rasen, LN7 6LG

**Guide Price £695,000**



## **Carr Farmhouse, Carr Road, North Kelsey LN7 6LG**

Unique opportunity to purchase a sizeable modern style detached house situated in a very rural location at the end of a no through road, with long distance views, set in approx. 5 Acres of level grassland. Large pole barn and being sold with no forward chain.

The property briefly comprises entrance to utility room with cloakroom, fitted kitchen, lounge, separate sizeable dining room and large rear conservatory at first floor level 4 bedrooms, the master having en suite shower room and dressing room, attractive family bathroom and provided with oil fired central heating and double glazing.

### **LOCATION**

The property is situated close to the village of North Kelsey, within convenient driving distance of Market Rasen and Brigg. The Directions are to follow Carr Road for approx. 1.5 miles where there property can be found on the right hand side.

### **ACCOMMODATION**

#### **UTILITY ROOM**

**12' 10" x 11' 10" max (3.91m x 3.61m)**

With window to front elevation, range of base units, plumbing for automatic washing machine, tiling to floor, front entrance door, oil fired central heating boiler and with CLOAKROOM having window to side, hand basin, WC and continuation of tiled flooring

#### **KITCHEN**

**14' 4" x 9' (4.37m x 2.74m)**

Continuation of tiled flooring, window to front elevation, generous range of wall and base units, with integrated 1 1/2 bowl sink unit, double oven and hob with faced extractor over. Useful storage cupboard.

#### **INNER HALL**

With radiators, spindle staircase to first floor, doors leading to

#### **LOUNGE**

**20' 4" x 10' 7" (6.2m x 3.23m)**

With windows to rear and side elevations, timber style fireplace with brick inset containing multi-fuel stove, radiator

#### **DINING ROOM**

**17' 9" x 11' (5.41m x 3.35m)**

With French doors to Conservatory, radiator and door to

#### **STUDY/OFFICE**

**10' 4" x 7' (3.15m x 2.13m)**

With window to rear elevation, laminate flooring and radiator



### **CONSERVATORY**

**17' x 13' 9" (5.18m x 4.19m)**

Being brick based, double glazed to three sides with pitched polycarbonate roof, wood flooring and radiator

### **FIRST FLOOR LANDING**

leading to

### **MASTER BEDROOM**

**17' 2" x 11' 9" (5.23m x 3.58m)**

With window to rear elevation, radiator and having Dressing Room (6'3" x 5'10") with window to front elevation and

### **EN SUITE SHOWER ROOM**

Being tiled to both floor and walls, with window to front elevation, radiator, pedestal hand wash basin, low level WC, corner style, curved shower unit with mains shower

### **BEDROOM TWO**

**12' 6" x 11' (3.81m x 3.35m)**

With window to rear elevation, radiator, under stairs cupboard

### **BEDROOM THREE**

**16' x 9' max (4.88m x 2.74m)**

With window to front elevation, radiator and recessed wardrobe



#### **BEDROOM FOUR**

**12' 7" x 11' 2" (3.84m x 3.4m)**

With windows to rear and side elevations and over stairs cupboard

#### **BATHROOM**

**12' 6" x 6' (3.81m x 1.83m)**

With window to front elevation, part tiling to walls, slipper bath with shower mixer unit, hand wash basin, low level WC, radiator and airing cupboard

#### **OUTSIDE**

The property stands in approx. five acres. The house is approached over lawned garden to front door, with side driveway of double width extending to a DOUBLE DETACHED GARAGE (19' x 16') with two electrically operating vehicle access doors, power and light and attached DOG KENNELING to side

The lawns continue to the further three sides of the property with large patio area, hedging and distant rural views and leading to a vegetable garden with poly tunnel.





### **LAND AND OUTBUILDINGS**

The property further extends to a field of approx. 4.5 acres with hard standing extending to a POLE BARN of mixed construction, divided into two (30' x 27') with large electric access door for commercial/agricultural vehicles and containing power and light and additional attached OPEN FRONTED BARN (50' x 21') To the side of the barn a separate large agricultural vehicle access is provided from Carr Road

### **SERVICES**

The property is provided with mains electricity, water and drainage to septic tank

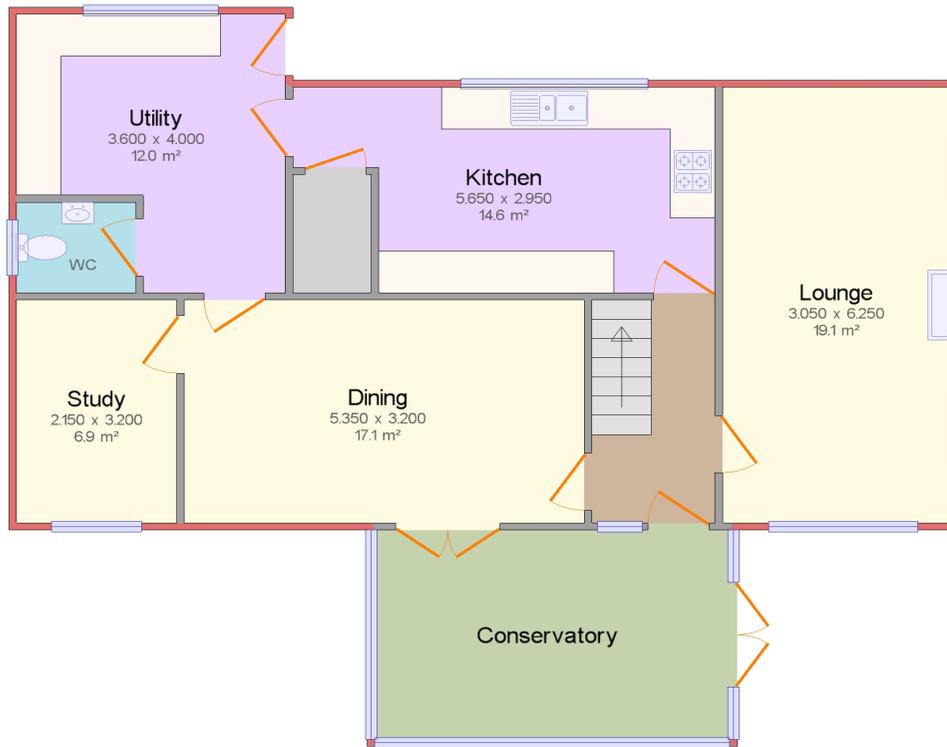
We highly recommend inspection of this property to appreciate the accommodation and location



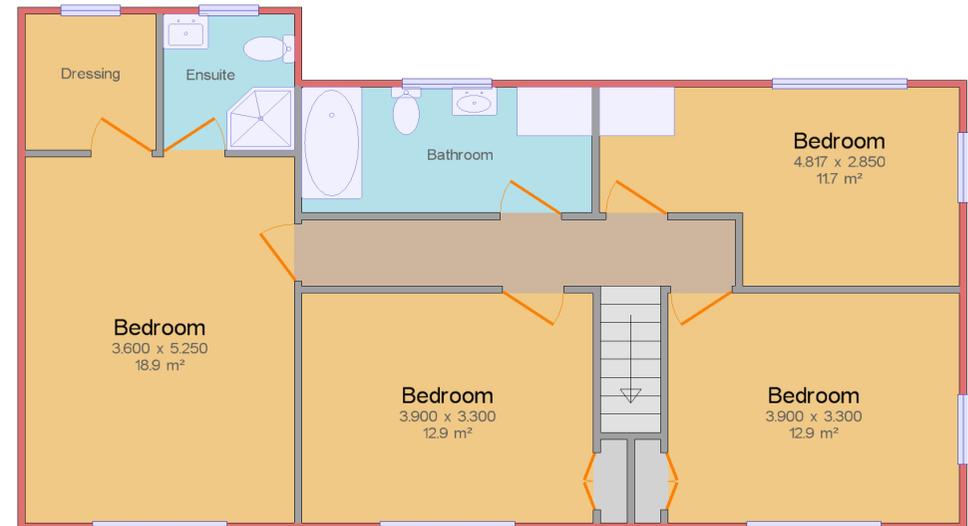
**Local Authority  
Council Tax Band  
EPC Rating  
What Three Words**

West Lindsey District Council  
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D  
Dissolves.signed.hang

**Ground Floor**  
Gross internal area: 96.6 m<sup>2</sup> (1040.2 ft<sup>2</sup>)



**First Floor**  
Gross internal area: 81.9 m<sup>2</sup> (881.6 ft<sup>2</sup>)



Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w



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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.