



'Home Farm', Ings Lane, Little Steeping

£425,000



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**Willsons**  
SINCE 1842



# 'Home Farm' Ings Lane, Little Steeping Lincolnshire, PE23 5BJ

## "AGENT'S COMMENTS"

*A superb opportunity to purchase a versatile property on a 'no through road' in this truly rural village location affording a lifestyle change. The property comprises 'Home Farm' a 4 bedroom detached Lincolnshire cottage with triple garage and range of traditional brick and pantile barns with potential for conversion to holiday cottages, etc., subject to planning. Having the benefit of Upvc double glazing, oil fired central heating, conservatory and lawned gardens. The whole property sits in grounds extending to 0.62 acres (sts). The buyer may be able to purchase adjoining land up to 1.01 acres (sts) and 'Field Cottage' a modern 3 bedroomed bungalow in grounds of 0.55 acres (sts) by separate negotiation. NO ONWARD CHAIN.*

## LOCATION

*Little Steeping is a rural village in the East Lindsey district of Lincolnshire, about 4 miles south-east from the town of Spilsby. Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the port town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops including bakers, greengrocers & newsagents, supermarkets, doctor's surgery, dentists and a range of pubs and restaurants. It is on the Skegness to Lincoln and Mablethorpe to Boston bus routes and holds a weekly market on a Monday. There are a number of club and societies for all ages.*



# Willsons

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**'Home Farm' Accommodation:**

**Rear Entrance Porch**

12'7" x 6'7" (3.85m x 2.02m)

Having exposed beams to ceiling, tiled floor, 4 Upvc double glazed windows, part tiled walls, wash hand basin in unit.

**Cloakroom/Boiler Room**

9'6" x 2'5" (2.92m x 0.75m)

Housing the oil fired central heating boiler, wc, part tiled floor, Upvc double glazed window.

**Dining Kitchen**

20'2" / 17'9" x 7'6" (6.15m / 5.42m x 2.31m)

Equipped with a range of base units with worksurface over incorporating stainless steel double drainer sink with mixer tap, splash-back tiling, Upvc double glazed windows, 2 radiators, electric oven with stainless hood over, archway to dining room.

**Pantry**

10'4" x 4'7" (3.16m x 1.4m)

With shelving, Upvc double glazed window, recessed cupboard.

**Dining Room**

12'11" x 12'5" (3.94m x 3.8m)

With radiator, Upvc double glazed window, Upvc double glazed patio doors to:-

**Conservatory**

15'7" 10'9" (4.76m 3.3m)

Being of Upvc double glazed construction on a brick base with pitched polycarbonate roof, 2 radiators, Upvc double glazed patio doors to garden.

**Front Porch**

4'1" x 3'11" (1.27m x 1.2m)

2 Upvc double glazed windows and Upvc double glazed exterior door.

**Entrance Hall**

With stairs to first floor.

**Lounge**

13'10" x 12'4" (4.22m x 3.77m)

Having Yorkstone style open fireplace with log burning stove, 2 radiators, Upvc double glazed window.

**First Floor Landing**

**Bedroom 1**

12'11" x 12'6" (3.94m x 3.82m )

Into the chimney recess. Having Upvc double glazed window, radiator.

**Bedroom 2**

13'8" x 12'6" (4.17m x 3.83m )

Into the chimney recess. Having Upvc double glazed window to front, radiator, built-in wardrobes and dressing table to one wall.

**Bedroom 3**

9'6" x 7'6" (2.9m x 2.31m)

Upvc double glazed window to rear, radiator.

**Bedroom 4**

9'8" x 7'6" (2.95m x 2.3m)

Upvc double glazed window to rear, radiator.

**Bathroom**

8'3" x 4'9" (2.52m x 1.46m)

Equipped with a panelled bath with electric shower over, wash hand basin, wc, Upvc double glazed window, part tiled walls, radiator.

**Exterior:**

The property has lawned gardens to front, side and rear having concrete and paved paths, greenhouse, fruit trees, central heating oil storage tank, private drainage system. Vehicular access is off Ings Lane through a steel farm gate opening onto a wide concreted driveway which gives access to the gardens via a brick wall.

**Open fronted triple Garage**

25'5" x 14'3" (7.75m x 4.36m)

Of brick and pantile construction.

**Traditional Buildings comprising: Range 'A'**

**Garage**

14'1" x 13'4" (4.31m x 4.07m)

With light and power connected, pair of wooden gates opening onto the drive.

**Store**

14'1" x 6'11" (4.3m x 2.12m)

**Implement Store**

17'0" x 14'2" (5.19m x 4.32m)

With light and power connected.

**Stable**

14'2" x 9'8" (4.34m x 2.95m )

**Implement Store**

12'1" x 8'7" (3.7m x 2.62m)

With double wooden doors.

**Stable**

11'10" x 9'5" (3.62m x 2.88m )

**Workshop**

16'4" x 9'8" (5m x 2.95m)

With light and power connected.

**'Range B' Comprises:**

**Store**

12'3" x 8'3" (3.74m x 2.54m)

**Stable**

15'7" x 12'3" (4.75m x 3.75m)

With raised brick built corner trough. Adjacent to these buildings are:-

**Open Fronted Pole Barn**

38'0" x 15'2" (11.6m x 4.64m)

With corrugated iron roof.

**Open Fronted Pole Barn**

29'10" x 22'2" (9.1m x 6.78m)

With corrugated iron roof.

All the buildings open into the grassed yard with gate opening onto a grassed over menage area with post and rail fence.

**Additional Land and Cottage**

The property sits in grounds of 0.62 acres (sts) which is outlined on the attached plan in blue. The adjoining 'Field Cottage' in grounds of 0.55 acres (sts) outlined in orange on the attached plan together with the adjoining paddock outlined in red on the attached plan may be purchased by separate negotiation.

**Boundaries**

The Buyer is responsible for erecting and maintaining a fully stockproof fence up to 1.50 metres in height along all boundaries which are presently unfenced within 2 months of completion of the purchase.

**Tenure & Possession:**

The property is Freehold with vacant possession upon completion.

**Services:**

We understand that mains electricity and water are connected to the property. Heating is via an oil fired central heating system and drainage is to a private drainage system.

**Local Authority:**

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

**Energy Performance Certificate:**

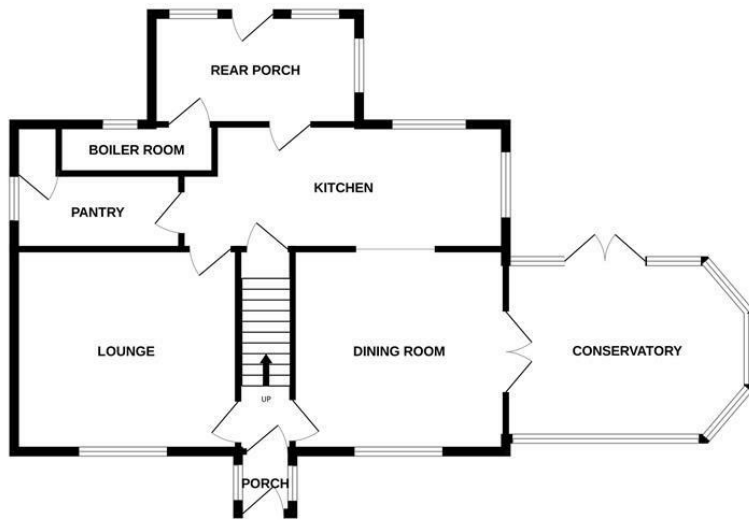
'Home Farm' has an energy rating of F. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2822-3023-7207-4747-5204.

**Viewing:**

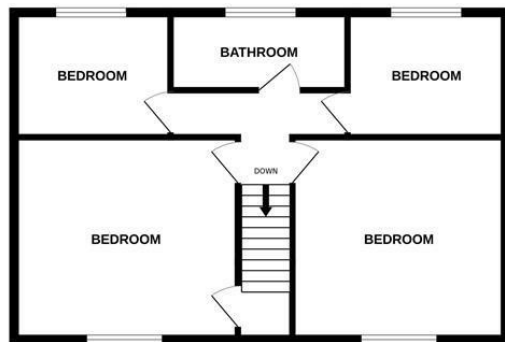
Viewing is strictly by appointment with the Skegness office at the address shown below.



GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

