



Park Farm, Aby Road, Withern, Lincolnshire

Willsons
— SINCE 1842 —



PARK FARM, ABY ROAD, WITHERN, LINCOLNSHIRE, LN13 0DF

PARK FARMHOUSE, TRADITIONAL BUILDINGS, LOG CABINS & COTTAGES

Park Farm comprises an attractive Georgian four-bedroom family home set in attractive gardens with grass tennis court & indoor pool together with a comprehensive range of traditional farm buildings

4 log cabins set in a scenic woodland area

a pair of let semi-detached farm cottages

and approximately 3.35 acres of arable land, adjoining the tranquil river Great Eau

This is a rare opportunity to purchase an investment portfolio in an attractive rural location close to the Lincolnshire Wolds

Set in about 10.50 acres (4.25 hectares) as a whole

For Sale by private treaty as a whole

Guide Price: £1,400,000

FURTHER DETAILS FROM THE AGENTS

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Park Farmhouse

Park Farmhouse is an attractive and spacious Georgian family home situated in a secluded position enjoying open countryside views.

The property is accessed by a private tarmacked roadway and is set within mature landscaped grounds boasting a walled garden, a feature pond and stream, an orchard, grass tennis court and indoor swimming pool.

Park Farmhouse itself offers generous family living space together with high ceilings and traditional Georgian sash windows enhancing the property with an abundance of natural light and has many original features.

Accommodation:

Front Entrance Porch with uPVC double glazed entrance door and two feature arched wooden windows with secondary glazing.

Hallway with three radiators, stairs to the first floor with storage cupboards under.

Sitting Room 5.02m x 4.03m (16'6" x 13'3")
uPVC double glazed window to front, two radiators, glazed door to the swimming pool room.

Lounge 5.02m x 4.03m (16'6" x 13'3")
uPVC double glazed window to front and side, two radiators, door dining room.



Dining Room 5.02m x 4.38m (16'6" x 14'4")
uPVC double glazed window to side, radiator.

Kitchen Breakfast Room 5.02m x 3.27m (16'6" x 10'9")
uPVC double glazed window to side and rear, range of wall and base units, 1 & ½ bowl inset sink with mixer tap, inset ceramic hob with extractor over, integrated dishwasher, double oven and fridge, radiator, glazed uPVC door to boot room, door to dining room, door to pantry with built-in shelving.

Side Entrance Porch 3.81m x 3.27m (12'6" x 10'9")
uPVC double glazed windows and doors leading to:

Utility Room with uPVC double glazed window to rear, plumbing for washing machine.



Shower Room with shower enclosure with uPVC wall boarding and tiled floor, glazed screen and electric shower, wash basin vanity unit with storage, wc, radiator, window to rear.

Plant Room/Store 5.02m x 3.17m (16'6" x 10'5")
With Kidd oil fired central heating boiler, water heater, built-in shelving and full height storage cupboards, plant area including pump and fuse box for swimming pool, window to side, uPVC glazed door to the swimming pool.

First Floor Galleried Landing with uPVC window to front and rear, built-in cupboards, radiator.

Bedroom One 5.02m x 4.03m (16'6" x 13'3")
uPVC double glazed window with shutters to front and side, radiator.

Bedroom Two 5.02m x 4.02m (16'6" x 13'2")
uPVC double glazed window with shutters to front and side, radiator.

Bedroom Three 3.87m x 4.40m (12'8" x 14'5")
uPVC double glazed window to side with shutters, radiator.

Bedroom Four 3.94m x 3.17m (12'11" x 10'5")
uPVC double glazed window to rear, radiator, door to **Ensuite wc**.

Bathroom 5.02m x 3.12m (16'6" x 10'3")
Comprising corner bath, central vanity unit with wash basin, wc, bidet, corner airing cupboard, double glazed window to side, radiator.

Heated Indoor Swimming Pool

10.43m x 5.00m (34'2" x 16'5") Of half brick wall and wooden double glazed window construction with partial polycarbonate style roof, four radiators, wall boarding, external doors to three sides and tiled flooring.
Swimming Pool Length: 9.00m x 4.25m (29'6" x 13'11")
Heated with cover.

Gardens and Grass Tennis Court

Set within mature grounds, the attractive gardens comprise lawns, a grass tennis court, mature trees and shrubs with a man-made pond and stream weaving through the grounds creating a picturesque focal point enhancing the tranquil countryside setting.



Traditional Farm Buildings:

Situated adjacent to Park Farmhouse, accessed via a track from the private roadway, is an attractive range of traditional farm buildings comprising:

Granary Building (68m²) 12.20m x 5.60m

This traditional two storey granary building constructed of solid brick walls beneath a clay pantile roof combines rustic heritage with timeless appeal.

Block of 3 Stables & 8 Bay Open Fronted Store

(179m²) 23.20m x 7.70m A characterful block comprising three brick-built stables and an eight bay open fronted store all set beneath a clay pantile roof. The buildings offer a timeless rural aesthetic paired with practical functionality.

Workshop and Garages

(107m²) 19.90m x 5.40m A versatile workshop and garage block constructed of solid brick beneath a clay pantile roof offering both charm and functionality in a classic rural style.

These buildings are a great example of historic agricultural architecture with enduring character. The buildings offer scope for a wide range of alternative uses subject to planning permission being obtained.

Walled Garden

Set within a tranquil rural landscape is a traditional walled garden alongside the range of traditional brick buildings offering a secluded and sheltered outdoor space.

Tenure & Possession

The property is freehold, with vacant possession of the Farmhouse upon completion and tenants in situ at Park Farm Cottages.

Services

Mains water & electricity are connected and drainage to a private system. Heating is to an oil fuelled boiler.

Energy Performance Certificate

Farmhouse EPC: **E**

Park Farm Cottages EPC: **E**

Log Cabins EPC: **E**

Local Authority

Park Farmhouse Council Tax Band: **F**

1 Park Farm Cottages: **A**

2 Park Farm Cottages: **A**

Business Rates are payable on the Log Cabins. Please contact the agent for more details.

Park Farm Log Cabins

Situated in a private woodland area extending to approximately 4.00 acres are four hand crafted wooden Norwegian style log cabins.

There is a small building which could potentially be a site office set alongside to the entrance road which incorporates a central roundabout and has designated parking areas adjacent to each cabin.

Partridge – 3 Bedrooms

Kitchen/Lounge/Diner 4.07m x 6.51m (13'4" x 21'4")

Bedroom 2.59m x 3.03m (8'6" x 9'11")

Bedroom 2.94m x 3.03m (9'8" x 9'11")

Bedroom 2.740m x 3.39m (8'10" x 11'1")

Bathroom

Shower Room

Kestrel – 3 Bedrooms

Kitchen/Lounge/Diner 4.07m x 6.51m (13'4" x 21'4")

Bedroom 2.59m x 3.03m (8'6" x 9'11")

Bedroom 2.94m x 3.03m (9'8" x 9'11")

Bedroom 2.740m x 3.39m (8'10" x 11'1")

Bathroom

Shower Room

Pheasant – 2 Bedrooms

Kitchen/Lounge/Diner 4.12m x 6.48m (13'6" x 21'3")

Bedroom 2.62m x 3.06m (8'7" x 10')

Bedroom 2.62m x 3.32m (8'7" x 10'11")

Bathroom

Goldcrest – 2 Bedrooms

Kitchen/Lounge/Diner 4.12m x 6.48m (13'6" x 21'3")

Bedroom 2.62m x 3.06m (8'7" x 10')

Bedroom 2.62m x 3.32m (8'7" x 10'11")

Bathroom

The log cabins are currently operated as holiday accommodation and advertised on Sykes Cottages. For detailed information of income forecasts please contact the selling agent.

Services

Mains water and electricity are connected and drainage is to a shared private system. The cabins benefit from an LPG gas heating system with each cabin having its own boiler.



Park Farm Cottages

Situated in a scenic rural location along the private roadway are a pair of 3 bedroom semi-detached traditional farm cottages.

The cottages benefit from lawned gardens bound by mature hedges.

The accommodation for each cottage comprises:

<i>Ground Floor:</i>	<i>First Floor:</i>
Kitchen	Bedroom 1
Lounge	Bedroom 2
Cloakroom	Bedroom 3
	Bathroom

The cottages are currently let on assured shorthold tenancy agreements. For details of the tenancies please contact the selling agent.

Services

Mains water and electricity are connected and drainage is to a shared private system. The cottages benefit from a shared oil fuelled heating system.

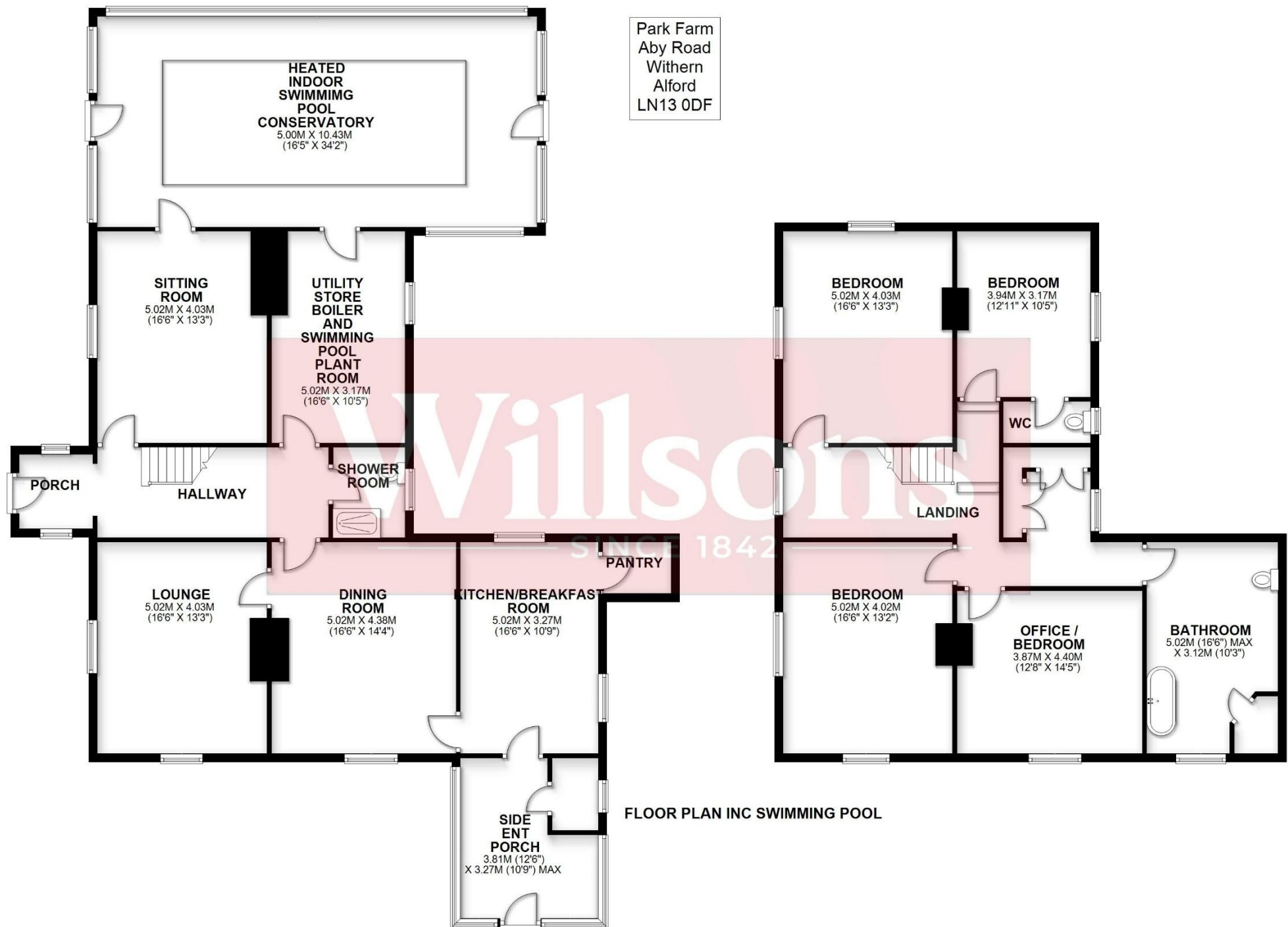
3.35 Acres of Arable Land

Situated to the rear of Park Farmhouse lies approximately 3.35 acres of arable land which is currently enrolled in the Sustainable Farming Incentive Scheme. The land is currently entered into IPM 2 flower rich grass margins and HRW 2 hedgerow option.

It will be the purchasers responsibility to erect a suitable boundary fence along the open boundary.



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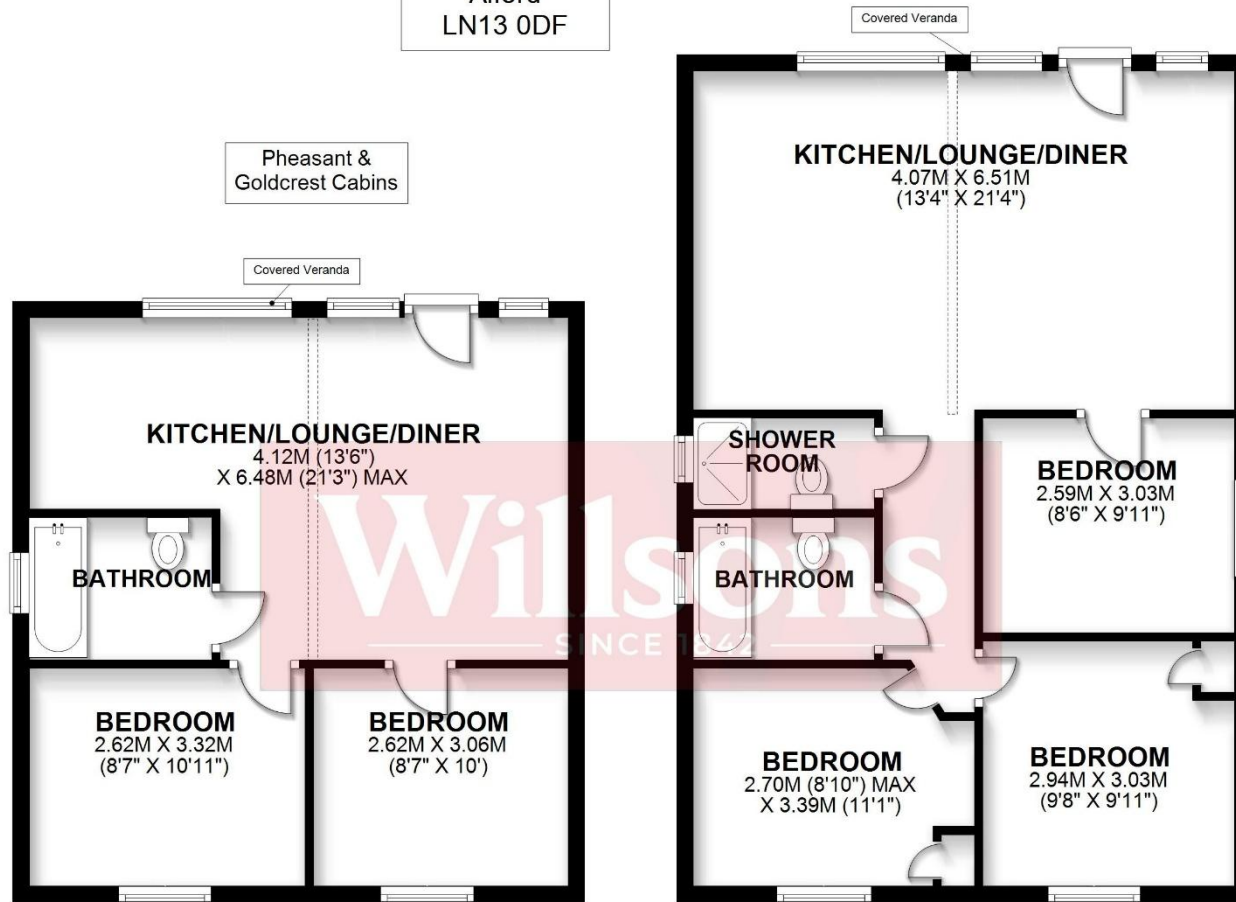
FLOOR PLAN INC SWIMMING POOL

TOTAL AREA: APPROX. 297.3 SQ. METRES (3200.5 SQ. FEET)

Holiday Cabins
Park Farm
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Partridge & Kestrel
Cabins

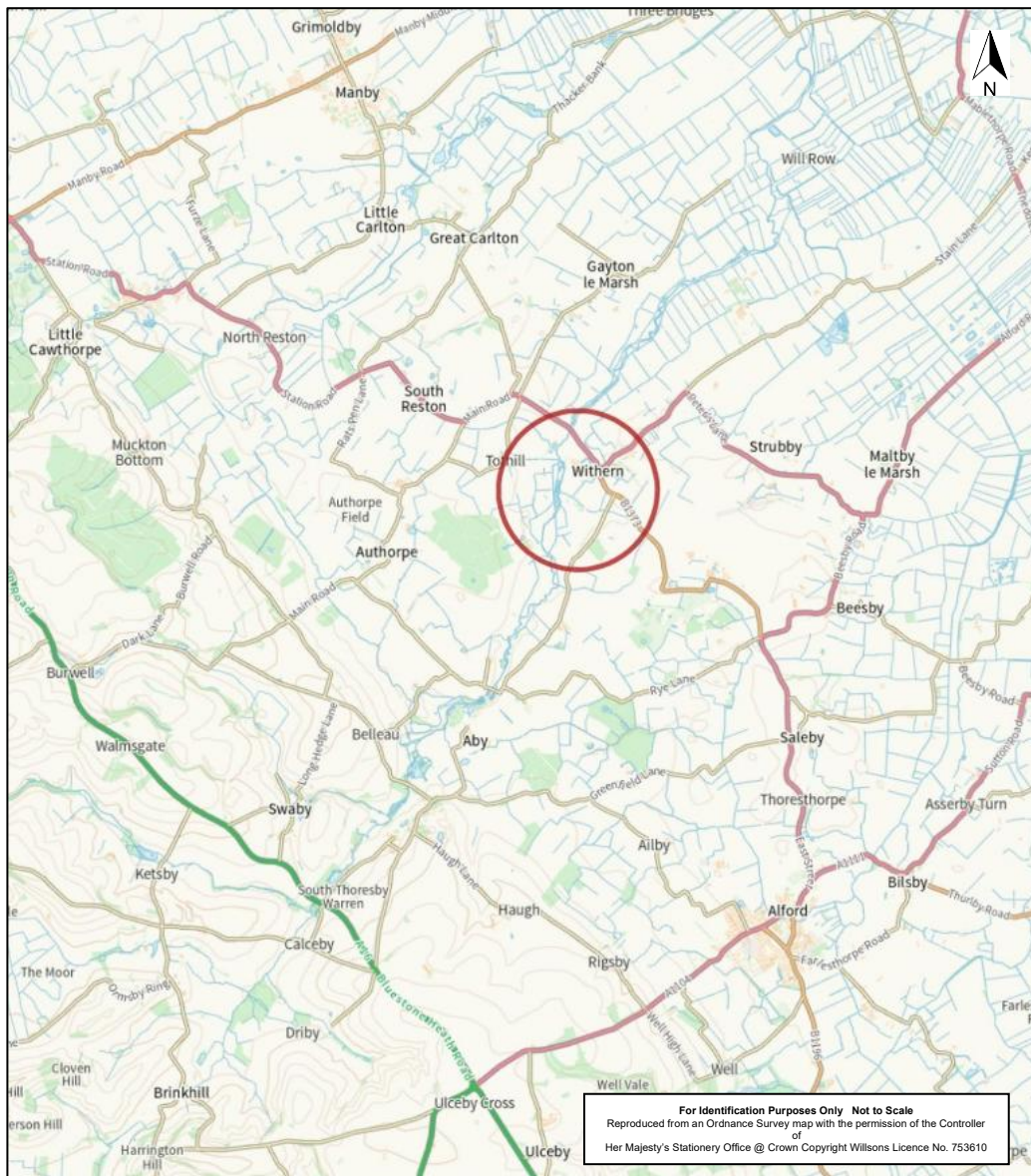
Pheasant &
Goldcrest Cabins



FLOOR PLAN BOTH CABIN TYPES

TOTAL AREA: APPROX. 108.1 SQ. METRES (1163.7 SQ. FEET)





Easements, Wayleaves & Rights of Way

There is a telegraph pole in the southwestern corner of the 3.35 acres. We are not aware of any other rights which affect the land, however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

Anti Money Laundering

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Local Authorities

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

Lindsey Marsh Internal Drainage Board, Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

Environment Agency, Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

Particulars of Sale

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must be not relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Viewing

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.



What3words: backtrack.placed.ladders

Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **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.

