



Willsons  
SINCE 1842

Dairy House Farm, Midville Road, Stickney

£235,000

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Dairy House Farm, Midville  
Road, Stickney, Boston,  
Lincolnshire, PE22 8DU

### "AGENT'S COMMENTS"

*This historic former dairy farm house extending back to circa 1700's has until recent years been occupied as a family home. With the passage of time the property has unfortunately deteriorated and is likely deemed that a replacement dwelling is now required. In its existing form, this sizeable farmhouse extends to circa 2,000sqft and occupies a large plot of approximately 2 acres with no near neighbours yet is situated conveniently close to the village of Stickney and the main A16 highway for good transport links. With an extensive range of outbuildings and an existing residential static caravan, this is a rare opportunity to acquire a property with incredible extended rural views of the Lincolnshire Fen and is brought to the market with no onward chain.*

### LOCATION

Stickney is a popular village situated at the centre of the Lincolnshire Fens, 9 miles north of Boston, 8 miles south of Spilsby. The village benefits from a fish & chip shop, fuel station and garage, village shop, mobile post office, church, doctor's surgery and a primary school (Stickney Church of England Primary School) and secondary school (William Lovell Church of England Academy). The village has a horse riding school, fishing lake, pet groomers and Wildlife Park close by and is host to a regular car boot sale. The main road through the village is serviced by a bus route between Spilsby and Boston.

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## Front of Property

Accessed via a recently constructed bridge with a weight capacity of 15 tonnes through a five bar gate onto a tarmac driveway leading to the property on onwards to the buildings behind.

## Entrance Hallway / Reception Two

9'10" x 17'0" (3.0 x 5.2)

## Living Room

14'1" x 16'0" (4.3 x 4.9)

With central chimney breast, open fire, hearth and mantle.

## Dining Room

11'5" x 14'1" (3.5m x 4.3m)

With central chimney breast, open fire, hearth, mantle and French doors to the living room.

## Kitchen

9'2" x 14'1" (2.8 x 4.3)

With traditional solid fuel Range to chimney breast wall.

## Pantry

## Utility / Scullery

8'10" x 11'9" (2.7m x 3.6m)

With sink and base units.

## Office

## Bedroom One

14'1" x 17'4" (4.3m x 5.3m)

## Bedroom Two

11'5" x 13'9" (3.5m x 4.2m)

## Bathroom

9'2" x 8'2" (2.8m x 2.5m)

With three-piece suite.

## Bedroom Three

12'9" x 10'9" (3.9m x 3.3m)

## Bedroom Four

9'10" x 7'10" (3.0m x 2.4m)

## Bedroom Five

9'2" x 14'1" (2.8m x 4.3m)

## Residential Static Caravan

12'5" x 39'4" (3.8m x 12m)

Pemberton Mystique (1998) static caravan - main bedroom with ensuite, kitchen diner, living room, bathroom and second twin bedroom. The caravan has a ramped access to a partial veranda of wooden decking and is connected to mains water, has calor gas central heating and double glazing and is also connected to the off-grid electrical supply.

## Extended Range of Outbuildings

The property currently has an extended range of outbuildings to include: brick-built barn with mezzanine floor, concrete sectional garage, several large poultry sheds, block-built workshop, brick-built garage and sizeable field shelter.

## Extent of Plot

The property stands in well maintained grounds of approximately 2 acres which is well fenced. There is a traditional orchard with plum, damson, pear and apple trees. The access bridge was installed circa 5 years ago and has a 15-ton capacity. The property has a sizeable deep well adjacent to the house.

## Tenure & Possession

The property is Freehold with vacant possession upon completion.

## Services

We understand that mains water is connected to the property. The property benefits from a telephone line. Drainage is understood to be to a private system. Heating is via solid fuel. Electricity is supplied by an off-grid installation which is available for purchase by separate negotiation.

## Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

## Energy Performance Certificate

The property has an energy rating of 'G'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 1800-3505-0922-0578-3963

## Offers

The vendors and their agents reserve the right to ask for best and final offers should it be deemed appropriate.

## Viewing - Alford

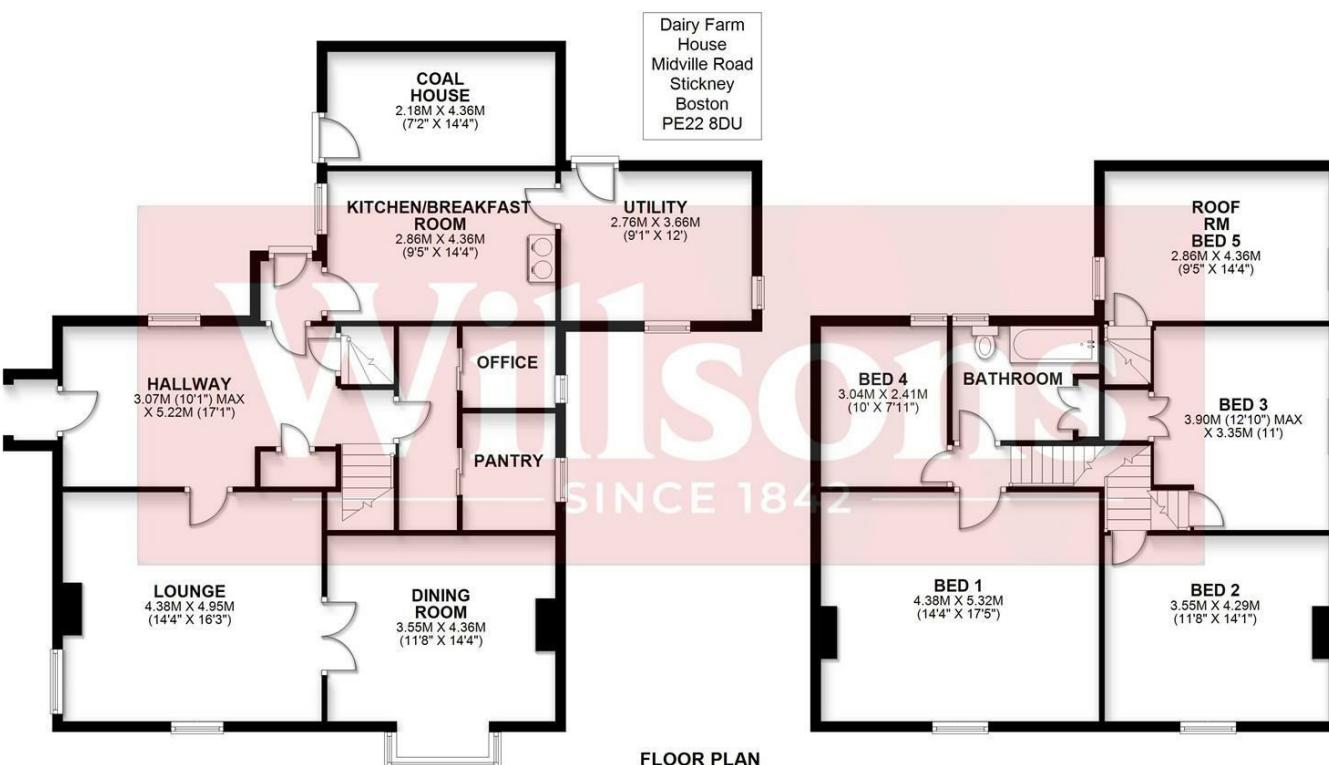
Viewing is strictly by appointment with the Alford office at the address shown below. When viewing, interested parties are responsible for their own safety and view at their own risk. For Health and Safety reasons internal viewings of this property are not permitted.

## Directions

From the main A16 road between Spilsby to Boston, on reaching the village of Stickford, turn into Horbling Lane. Continue through and out of the the village for 1.3 miles whereby the property can be found on the left.

What3words://haunts.financial.shortens





TOTAL AREA: APPROX. 193.1 SQ. METRES (2079.0 SQ. FEET)

### 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.

