



Glebe Farm, Main Street, Gayton-le-Marsh

£450,000



**Willsons**  
SINCE 1842

# Glebe Farm, Main Street, Gayton-le-Marsh, Lincolnshire, LN13 0NW

## "AGENT'S COMMENTS"

*A traditional farmhouse set with wrap-around gardens providing in a picturesque leafy setting with the holding extending to an range of farm outbuildings to include cattle crew, several pole barns, workshop and grain silos. Offering a further grass paddock adjoining the yard extending to a circa 1 acre, with the site overall being circa 2.27 acres in total. The property offers three bedrooms and dining kitchen with conservatory. With uPVC double glazing throughout and oil-fired central heating, the property requires a degree of modernisation however offers an idyllic rural location and situated in a quiet Lincolnshire village; a true "escape to the country". Adjacent to the farmhouse is a further area of circa 7.92 acres of permanent pasture which is available by separate negotiation.*

## LOCATION

*Gayton-le-Marsh is a small quiet village located on a no-through road in the rural Lincolnshire Marsh. Close to the village of Withern which has an active social community by way of a village hall and chapel, primary school and is visited weekly by a mobile fish and chips shop. Gayton-le-Marsh is situated approximately 7 miles from the market town of Alford and 8.5 miles from the coastal town of Mablethorpe and 8.5 miles from Louth, all of which offer a wealth of amenities including doctor's surgeries and primary schools, with Alford and Louth being home to secondary schools including Grammar schools. These towns offer a variety of shops both of independent & national chains, cafes, pubs, restaurants and takeaways along with weekly street markets. Mablethorpe offers uninterrupted sandy beaches and a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford and Louth siting at the foot of the Lincolnshire Wolds, hosts regular markets and have several pharmacies, butchers and various small supermarkets.*



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### Front of Property

Accessed via a single track road onto a wide gravelled driveway to the right of the property.

### Conservatory

14'1" x 8'10" (4.3m x 2.7m)

Of dwarf brick wall and uPVC construction with polycarbonate style roof, radiator, external uPVC door and further French doors to the patio area, internal patio door to the kitchen and tiled flooring.

### Kitchen

18'0" x 14'9" (5.5m x 4.5m)

Dual aspect room with the range of wall and base units, inset sink with 1.5 bowls and mixer tap, space and plumbing for washing machine, breakfast bar, extractor fan, space and socket for free standing electric cooker, Velair oil-fired heating boiler in chimney breast recess with tiled surround, radiator, windows to the front and side, sliding patio door to the conservatory and laminate flooring.

### Living Room

12'5" x 11'1" (3.8m x 3.4m)

With chimney breast with log burner in recess, hearth and mantle, radiator, wall lighting, window overlooking the rear garden and laminate flooring.

### Cloak Cupboard

6'2" x 2'11" (1.9m x 0.9m)

With window to the front of the property and vinyl flooring.

### Hallway

12'9" max x 6'2" max (3.9m max x 1.9m max)

With radiator, fuse box, low level under stairs storage, window to the front and side of the property and laminate flooring.

### Landing

6'2" max x 9'6" (1.9m max x 2.9m)

With loft access, radiator, window to the front and carpeted flooring.

### Bedroom One

13'9" x 11'1" (4.2m x 3.4m)

With full height built-in wardrobes (1.9m x 0.5m), radiator, window overlooking the rear garden and laminate flooring.

### Shower Room

9'2" x 6'2" (2.8m x 1.9m)

With low level shower enclosure with glazed screen and rainfall shower over, with uPVC wall boarding surround and recessed Aqua Lisa thermostatic controls, wash basin, WC, radiator, full-height airing cupboard (1.1m x 0.7m) housing immersion heater and shower water pump, window to the front of the property and vinyl flooring.

### Bedroom Two

12'5" x 8'6" (3.8m x 2.6m)

With built-in shelving, radiator, window to the rear and laminate flooring.

### Bedroom Three

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

'L' shaped room with boxed area over the stairwell, (0.9m x 0.9m), radiator, window to the front of the property and laminate flooring.

### Driveway & Garden

Wrap around gardens set primarily to lawn with wooden garden shed, garden well, oil tank, area of concrete slab patio, external lighting and concrete pathways leading to the yard. The property has boundaries of hedging, mature trees and fencing.

### Brick Outbuildings - Workshop & Store

17'0" x 53'1" (5.2m x 16.2m)

Brick construction outbuildings including workshop, grain storage bins and store with electrical supply.

### Dutch Barn & Lean-To

45'3" x 30'2" plus 20'0" (13.8 x 9.2m plus 6.1m)

Steel portal frame building with pole-barn lean.

### Mono-Pitch Barn

29'10" x 17'0" (9.1m x 5.2m)

With two bays timber pole barn.

### Two Circular Grain Bins

32'9" x 15'8" (10m x 4.8m)

### Crew Yard

5-bay timber framed crew building

### Pole Barn, Lean-to & Garage

3-bay timber-framed barn with lean-to and attached garage.

### Garage

32'9" x 21'3" (10m x 6.5m)

Metal garage with wooden doors with a concrete floor.

### Implement Stores

A four-bay and two-bay timber framed implement store

### Stables

Traditional brick stables with two stales and electric and a further timber lean-to building.

### Grass Paddock

Grass paddock extending to circa 1 acre with boundaries of mature hedges.

### Additional Land by Seperate Negotiation

There is a further 7.92 acres of permanent pasture available by seperate negotiation to include a former poultry building located opposite the farmhouse, with water supplied to a field trough and boundaries of mature hedging. This additional land is outlined in blue.

### Additional Information

Annual drainage rates are paid to Lindsey Marsh Drainage Board.

### 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. Drainage is understood to be to a private system.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

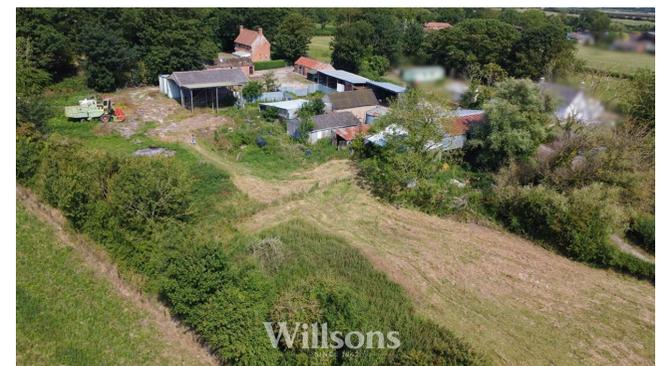
The property has an energy rating of 'F'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0360-2441-5580-2895-8351

### Viewing

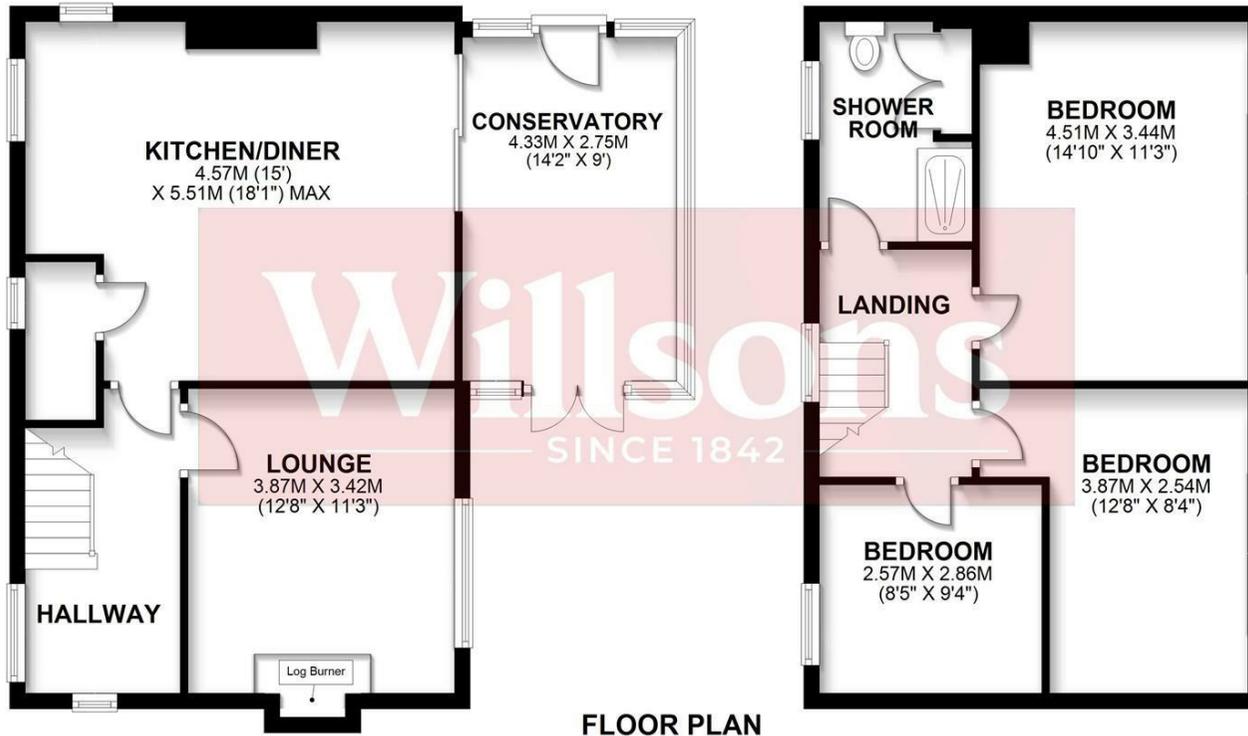
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the main A157 between Louth and Mablethorpe, at Gayton Top turn into Main Street following the road towards Gayton-le-Marsh. Turn right into Poor Plat Lane and the property can be found on the right after 50m  
What3words///sitting.bluffing.survey



Glebe Farm  
Main Street  
Gayton-Le-Marsh  
Alford  
LN13 0NW



TOTAL AREA: APPROX. 105.9 SQ. METRES (1140.3 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.

