



## 4.62 Acres - Glebe Farm, Lincoln Lane

| Middle Rasen, Market Rasen | LN8 3RZ

Offers Over £640,000



**Perkins George Mawer & Co.**

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

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A Detached Farmhouse set in Grounds of 4.62 Acres, complete with an Old Barn, Modern Barn/General Purpose Building and a Detached Bungalow/Annexe. The Farmhouse has Four Bedrooms currently, however there is Planning Permission to link the two properties. (West Lindsey Planning No: 131028). Situated on the fringe of Middle Rasen which has a Primary School, shop and pub with a wider selection of shopping and leisure facilities in Market Rasen or Lincoln.

Currently run as a Five Star Rated Dog Boarding Kennels the property also benefits from an extensive range of Outbuildings comprising Modern Barn/General Purpose Building with Integral Kennels, a range of additional Kennels together with a Static Caravan, Office, there is range of Traditional Brick and Tile Barn and covered area which could potentially be developed (subject to necessary permissions). The possibilities and scope here are enormous, or you could just enjoy the property as it is currently set up.

The Farmhouse is a more traditional home, whilst the Bungalow/Annexe is modern in design and ideal for a family member, airbnb or with the approved option to link the two properties together.

- Detached Farmhouse in 4.62 Acres
- Existing 5\* Dog Kennel
- Brick Built Barn
- Enormous Business Potential
- Detached Bungalow/Annexe
- Range of Outbuildings
- House with Four Bedrooms
- Approval to Link the Two Properties.

## Kennel Business

If so desired the property is offered for sale as a going concern. The existing business is a well established boarding kennels and enjoys excellent reviews from the current client base. The client book is included in the sale, if required. The owners have confirmed that the Local Authority license could be easily renewed by new owners/operators. (current website: [Lincspets.co.uk](http://Lincspets.co.uk))

## MAIN DWELLING

### Hallway

With radiator, stairs to the first floor and doors to:

### Lounge

19'10 max x 14'11 (6.05m max x 4.55m)

A dual aspect room with double glazed windows to the front and rear, radiator and recessed fireplace with cast iron log burning stove and slate tiled hearth.

### Dining Room

13'3 max x 11'2 (4.04m max x 3.40m)

With double glazed window to the front and radiator.





#### Breakfast Kitchen

12'3 x 11'7 (3.73m x 3.53m)

Having a range of wall and base units with laminate work surfaces over and incorporating a single bowl drainer sink unit with mixer tap, integrated dish washer, space for fridge and freezer, electric cooker point and Rayburn Aga (heats the radiators and hot water), double glazed window to the front and rear, tiled floor and part tiled walls: Door to:

#### Utility/ Walk-in Pantry

10'3 x 5'10 (3.12m x 1.78m)

Providing useful storage space.

#### Bathroom

8'0 x 7'4 (2.44m x 2.24m)

Comprising walk in shower, low level flush W.C, pedestal hand wash basin, radiator, double glazed window to the side elevation, built-in storage unit (housing the immersion heater) and being part tiled.

#### To The First Floor

#### Landing

With double glazed window to the front elevation.

#### Bedroom One

12'2 x 11'11 (3.71m x 3.63m)

With ceiling coving, radiator, double glazed window to the front elevation with views over the gardens and grassland and a range of built-in wardrobes with vanity area.

#### Bedroom Two

14'11 x 6'8 (4.55m x 2.03m)

With laminate wood flooring, radiator and double glazed window to the front elevation.

#### Bedroom Three

10'5 x 7'6 (3.18m x 2.29m)

With double glazed window to the rear and radiator.

#### Bedroom Four

10'5 x 7'6 (3.18m x 2.29m)

With double glazed window to the front and radiator.

#### W.C

6'3 x 4'10 (1.91m x 1.47m)

With low level flush W.C and pedestal hand wash basin.

#### Gardens

To the rear of the property is a paved garden area with five kennels for personal use (not compliant for boarding).

The front of the property offers stunning views across open grassland, belonging to the property.

#### Parking

Ample off street parking is available to the rear of the property and visitor parking available on site.

#### DETACHED BUNGALOW/ANNEXE

An eco-friendly, Architect designed, modern detached one bedroom property being of block and brick construction with timber cladding and underfloor heating throughout.





#### Hallway/Utility Area

17'4 x 7'0 extending to 13'9 (5.28m x 2.13m extending to 4.19m)

With double glazed entrance doors to the front and side, built-in cloaks cupboard, modern styled base units with rolled edge work surfaces over and incorporating a full length cupboard for storage, plumbing for automatic washing machine and space for dryer, part tiled and double glazed window to the front. Doors to:

#### W.C

with double glazed window to the side elevation and comprising pedestal hand wash basin, low level flush W.C and extractor fan.

#### Dining Kitchen

16'2 x 15'4 (4.93m x 4.67m)

A modern fitted kitchen having a range of wall and base units with laminate work surfaces over and incorporating a one and a half bowl stainless steel drainer sink unit with mixer tap, integrated dish washer, built-in electric oven, microwave and electric hob with stainless steel extractor hood over, walk in pantry, space for American style double fridge freezer, double glazed windows to the side and front, two sky light windows and being part tiled. Sliding doors to:

#### Lounge

16'2 x 12'5 (4.93m x 3.78m)

With double glazed French doors with side panels to the rear elevation, two skylight windows, exposed ceiling beam, and double glazed window to the side elevation.

#### Bedroom

14'7 x 8'8 (4.45m x 2.64m)

With two double glazed windows overlooking the front elevation, television point and doors to:

#### Ensuite Wet Room

7'8 x 3'10 (2.34m x 1.17m)

With low level flush W.C, pedestal hand wash basin, rain forest shower, wall mounted chrome heated towel rail, extractor fan and being fully tiled.

#### Dressing Room

8'4 x 7'5 (2.54m x 2.26m)

With double glazed window to the front elevation, built-in storage and hanging and shelving.

#### Garden

To the rear and side of the property is a low maintenance garden area providing plants and shrubs, a veranda and paved patio, garden shed, outside tap and securely fenced boundaries.

#### Outside

There is an extensive range of buildings predominantly being used in conjunction with the existing boarding kennel business, albeit offering considerable flexibility and potential for alternative use subject to the necessary planning consents. Lying in close proximity to the residential dwellings and occupying an area of approximately 1.83 Acres the buildings comprise:-

#### General Purpose Building

42'10" x 64'1" (13.08m x 19.54m)

A three bay, steel framed construction clear span building with pitched metal sheet roof and mixed material cladding to elevations. Part concrete block dwarf walls, sand floor and pedestrian door access. Architect feasibility is ongoing to investigate and obtain planning consent for a residential conversion.

#### Static Caravan - 'Brookwood Bluebird'

A six-berth static caravan adapted for use as dog kennels food preparation area, laundry and utility accommodation.



#### Traditional Buildings

A range of traditional brick and pantile buildings with former barn accommodation, having loft space and adjoining former livestock boxes, with concrete floors.

There is a further adjoining covered storage area with monopitch steel sheet roof and timber pole uprights with part block walls providing additional shelter.

Architect feasibility is ongoing to investigate planning consent for residential conversion.

#### General Purpose Building

55'5" x 60'1" (16.90m x 18.32m)

With lean-to, four bay steel framed construction with a/c corrugated pitched sheet roof and part corrugated tin/steel profile sheet cladding to sides, part block dwarf walls and concrete floors incorporating twelve integral kennels plus indoor exercise area. The kennels are block and brick built with heating/lighting and fully compliant with current licence conditions.

There are a further six, insulated composite kennels of panel construction with attached metal framed runs on a concrete base.

In addition, there is a small timber panel construction shelter leading to the paddock lying to the south of the main yard and being about 2.79 Acres.

Mains electric and water is laid on to the yard and buildings and there is an independent septic tank.

#### Shop/Reception Building

12'11" x 11'5" (3.96 x 3.48)

With timber panel cladding, sat on a concrete base with profile sheet monopitch roof and with pedestrian door to the front elevation.

#### Paddock

The afore mentioned paddock comprises a well established grass ley and benefits from a combination of hedgerow/ and fully fenced boundaries.

#### Services

Heating: Aga fuelled with immersion heater.

Drainage: Private System

Mains Electric and Mains Water

#### Additional Information

Floor Area: Main Dwelling 137 Sq M. Annexe 88 Sq M.

EPC Rating: Main Dwelling: G Annexe: C

Tenure: Freehold

Council Tax Band: D

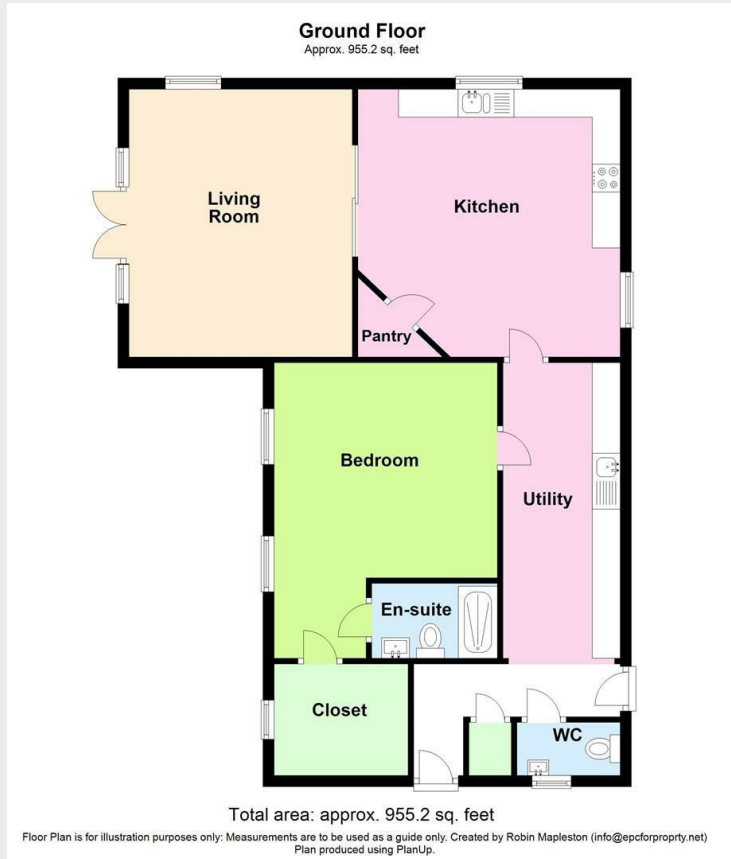
#### Business Rates

Rateable Value: £7,000

Small business rate relief is available.







**Energy Efficiency Rating**

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>84</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            | <b>20</b>                  |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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.