



Cottages Farm, Main Street

| Bigby, Barnetby | DN38 6EW

£475,000



Perkins George Mawer & Co.

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

Cottages Farm

Main Street |

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£475,000

A Detached Former Farm House in a good sized plot of just over 1/3rd of an acre, with the potential of a building plot to rear (subject to planning), which could be perfect for anyone looking to have their parents live closeby. There are a fantastic range of outbuildings including two garages, four car ports for cars or large multi-purpose vehicles, plus plenty of parking. There's also an artist studio and large office/showroom, the latter would suit anyone wanting to work from home or could be converted into further accommodation, subject to permissions. Bigby is one of four Thankful Villages, so called because it lost no men in World War 1 and it dates back to Domesday times, recorded as Bechebi.

This well loved former farmhouse has been in the care of it's current custodians for many years, they have carried out much work during their ownership and this home now offers accommodation comprising: Entrance Hall, Living Room with Inglenook and Multi Fuel Burner, Dining/Family Room with Multi Fuel Burner, Kitchen/Breakfast Room, Office, Utility Room, Cloakroom and Wet Room. On the First Floor there are Three Bedrooms and a Re-fitted Shower Room. It is heated by an Oil Fired system, whilst made more efficient by 15 high capacity solar panels with two storage batteries and with uPVC double glazing.

- Detached Former Farmhouse
- Wide Range of Outbuildings
- 2 Garages & 4 Car Ports
- Three Bedrooms, Two Bathrooms
- Plot of over 1/3 Acre
- Artist Studio & Large Office
- Two Good Receptions
- Gardens to Three Sides

Entrance Hall

Approached via uPVC multi pane double glazed entrance door. Wood style floor. Double radiator. Pine panelled doors to Living Room and Dining/Family Room. Latched door to Stairway.





Living Room

12'10 x 22'6 (3.91m x 6.86m)

Multi fuel burner in inglenook with brick surround and solid wood beam over and terracotta tiled hearth. Double glazed patio doors to garden. Two bow windows to the front. Two radiators. Pine panelled door to Kitchen/Breakfast Room.

Dining/Family Room

20'0 x 12'11 narrowing to 9'3 (6.10m x 3.94m narrowing to 2.82m)

Bow window to the front, additional window to the side. Double radiator. Multi fuel burner with terracotta tiled hearth and brick surround. Multi pane glazed door to:-

Kitchen/Breakfast Room

8'1 x 16'10 plus 7'5 x 6'7 (2.46m x 5.13m plus 2.26m x 2.01m)

Fitted wall and base units. Oak work-surfaces with inset white, one and a half bowl, single drainer enamel sink top. Tiled splashbacks. Tiled floor. Windows to side and rear. Work-surface extends to form breakfast bar. Double radiator. Pine panelled door to walk in pantry with matching tiled floor, shelving and window to side. Stable door to Utility Room. Multi pane glazed door to:-

Office

7'9 x 4'11 (2.36m x 1.50m)

Radiator. Matching tiled floor. Window to side.

Utility Room

5'10 x 11'11 plus 6'4 x 5'4 (1.78m x 3.63m plus 1.93m x 1.63m)

Oil fired boiler. Matching tiled floor. Windows to side and rear. Radiator. Matching oak work-surfaces with trough style sink. Space for two domestic appliances. Door to driveway. Panelled doors to:-

Claokroom

Matching tiled floor. White suite of Low Level W.C. and trough style sink. Window to side.

Wet Room

Having 'rain' shower and 'mermaid style boarding'. Window to side.

Landing

Window to side. Pine panelled doors off.

Bedroom One

13'3 x 11'6 plus depth of wardrobes (4.04m x 3.51m plus depth of wardrobes)

Three double wardrobes with matching storage over. Additional wardrobe cupboard. Window to the front. Double radiator.

Bedroom Two

13'4 x 10'6 (4.06m x 3.20m)

Window to the front. Double radiator. Two built-in double opening cupboards.





Bedroom Three

9'2 x 11'11 (2.79m x 3.63m)

Window to side. Radiator. Access to loft.

Re-Fitted Shower Room

Walk-in shower enclosure with rain shower and screen. Wash hand basin in vanity unit finished in white 'high gloss' and having two drawers. Low Level W.C. Slate effect 'mermaid' style boarding to shower enclosure and one wall, tiled to full height on remaining walls. Window to side. radiator.

Front Garden

Enclosed by mature hedging and having lawn. Driveway providing parking and access to the first Single Garage. Double opening wrought iron gates to large expanse of additional parking, plus Car ports and second Garage.

Single Garage

16'4 x 10'2 (4.98m x 3.10m)

Up and over door. Light and electric. Door to driveway.

Artist Studio

13'11 x 9'10 (4.24m x 3.00m)

Single glazed multi pane window to side. Light and electric. Latched door to:-

Large Office/Showroom

31'2 x 14'8 (9.50m x 4.47m)

Single glazed windows to the sides. Two doors to the additional parking area.

Triple Car Port

29'2 x 13'6 (8.89m x 4.11m)

Security lighting.

Fourth Car Port/Log Store

13'6 x 9'4 (4.11m x 2.84m)

Door to:-

Large Single Garage/Workshop

14'0 x 15'0 (4.27m x 4.57m)

Electric roller door. Light and electric.

Side Garden

Lawn with mature trees. Large shed.

Rear Garden

Covered Outdoor Dining Area with light and electric. Greenhouse. Raised vegetable borders. Fruit trees and mature laurel hedging.

Additional Information

Services: Mains Water and Electric

Drains: Private

Heating: Oil Fired Heating

Tenure: Freehold

EPC Rating: T.B.C.

Solar Panels. Owned.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 154.1 sq. metres
 Floor Plan is for illustration purposes only; Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)
 Plan produced using PlanUp.

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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.