



3.72 Acres - Pear Tree Farm ,

| Faldingworth | LN8 3SD

Offers Over £350,000



Perkins George Mawer & Co.

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

3.72 Acres - Pear Tree Farm

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Detached Farmhouse in Need of Refurbishment and Renovation set in Grounds of around 3.72 acres. The farmhouse comes complete with Two Interlinked Dutch Barns. There are two gated entrances to the property and land. Located just outside Faldingworth, on the road towards Middle Rasen, the village is served by a Farmers Greengrocer/Flower stall, the Coach & Horses Pub and a Primary School. More comprehensive services can be found in Market Rasen (less than 5 miles) or Lincoln (less than 15 miles).

The Farmhouse Accommodation Comprises: Entrance Boot Room/Utility, Wet Room, 'L' Shaped Kitchen/Dining/Family Room, Living Room, Sitting Room, Three Bedrooms, En-Suite and Bathroom. Outside there is a block paved Courtyard/Parking Area, Grounds extending to approximately 3.72 acres and Two Interlinked Dutch Style Barns. This home is offered For Sale with No Chain.

- Farmhouse for Renovation
- Ground of Around 3.72 Acres
- Three Bedrooms
- Rare Opportunity
- Two Interlinked Barns
- Kitchen/Dining/Family Room
- Bathroom & En-Suite
- No Chain

Entrance Boot Room/Utility

7'0 x 6'10 (2.13m x 2.08m)

Approached via half uPVC panelled and half double glazed entrance door. Belfast sink. Wood work-surface. Base unit. Tiled floor. Pine panelled doors to Wet Room and Kitchen/Dining/Family Room.





Wet Room

Shower area. Pedestal wash basin. Pedestal wash basin. Tiled to full height. Low Level W.C. Chrome towel rail.

Kitchen/Dining/Family Room - Kitchen Area

12'10 x 10'1 (3.91m x 3.07m)

Cream panel fronted wall and base units. Granite effect roll top work-surfaces with inset single drainer, stainless steel sink top. Velux window. Tiled floor. Window to rear. open plan to:-

Dining Area

13'9 x 8'0 (4.19m x 2.44m)

Tiled floor. Door to Living Room and Open to:-

Family Area

15'7 x 7'7 (4.75m x 2.31m)

Window to side. Tiled floor.



Living Room

17'6 x 13'10 (5.33m x 4.22m)

Brick fireplace. Windows to front and side. Open to:-

Side Hall Area

uPVC double glazed, double doors to Garden. Stairs to First Floor. Open plan to:-

Sitting Room

17'9 x 11'9 (5.41m x 3.58m)

Windows to side and rear. Velux roof-light.

Landing

Stripped wood doors off.

Bedroom One

12'5 x 13'10 (3.78m x 4.22m)

Window to side. Door to:-



En-Suite Shower

Shower cubicle. Corner pedestal wash basin. Corner W.C. Window to front.

Bedroom Two

12'6 x 11'8 (3.81m x 3.56m)

Window to side.

Bedroom Three

7'11 x 15'5 into recess (2.41m x 4.70m into recess)

Window to rear and side.

Bathroom

White suite of double ended bath with mixer/shower tap attachment and glazed screen. Pedestal wash basin. Low level W.C.

Outside

Block paved courtyard/Parking

Two Interlinked Dutch Barns

Grounds Approaching 3.72 Acres

Additional Information

Tenure: Freehold

Council Tax Band: C - West Lindsey

EPC Rating: E

Services: Mains Electric and Water. Drainage is via a Bio digester. Heating - Oil





Floor Plan to Follow

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