



## 3.81 Acres - Cliff Farm, Normanby Cliff Road

| Normanby by Spital, Market Rasen | LN8 2AE

Offers Around £725,000



**Perkins George Mawer & Co.**

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

# 3.81 Acres - Cliff Farm

Normanby Cliff Road |  
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| LN8 2AE

Rural Lifestyle and Living at its best with this Detached Farmhouse set in nearly Four Acres of Paddocks and Gardens making it a perfect Equestrian possibility. This home is set a little way out of the village of Normanby-By-Spital which has a Local Store, Pub and Primary School and School Hall which has a variety of events throughout the year. Anyone looking for access further afield can head out onto the A15 and more comprehensive shopping and leisure services can be found in Lincoln which is around ten miles away or Market Rasen which is just a mile further on.

There are currently three Paddocks, one Pony Paddock of just under one acre, which could potentially be turned into a Manage, the other Two Paddocks are over one acre and one and a half acres which have a joint water supply all enclosed with electric stock fencing. The Double Garage has been converted into stabling with three stables with electricity. There's an enclosed yard area and hay barn/tack room, a 'chicken shack' and an insulated container store/workshop with light and electric.

The home has uPVC double glazing with square leaded features and is warmed by oil fired heating. There is a Re-Fitted 'Farmhouse Kitchen' with Island with Dining Room off, perfect for family meals or entertaining with friends alike. There's a cozy Reception Room with Multi Fuel burner plus a Larger Living Room. Anyone needing an Annexe Area can be catered for in the Ground Floor Bedroom and En-Suite, making this home suitable for multi-generation living. Accommodation comprising: Reception Room, Living Room, Farmhouse Kitchen open to Dining Room. Rear Hall, Porch and Utility plus Ground Floor Bedroom and En-Suite Shower Room. There are Four First Floor Bedrooms, an additional En-Suite and Family Bathroom. Offered For Sale with No Chain.

- Detached Rural Farmhouse
- Equestrian Home with Stabling
- Two Sitting Rooms
- Three Bathrooms
- Set in Approaching 4 Acres
- Potential Manage
- Five Bedrooms
- No Chain

## Reception Room/Snug

11'11 x 15'7 into chimney recess (3.63m x 4.75m into chimney recess)  
Approached via oak front door. Multi fuel burner with slate hearth and beam over. Beamed ceiling. Bausen solid wood flooring. Window to front. Doorway to Rear Hall and Panelled door to:-





### Living Room

15'3 x 14'3 plus 2'4 x 6'5 into recess (4.65m x 4.34m plus 0.71m x 1.96m into recess)

Electric log effect burner with Minster Stone effect surround. Window to front. Double radiator. uPVC double glazed, double doors to garden. Door to:-

### Ground Floor Bedroom Five

14'3 x 6'0 plus 2'4 x 6'5 into recess (4.34m x 1.83m plus 0.71m x 1.96m into recess)

Window to rear. Radiator. Panelled door to:-

### En-Suite Shower Room

White suite of shower cubicle with 'Mermaid' style boarding. Low Level W.C. Pedestal wash basin. Window to rear. Double radiator.

### Rear Hall

Bausen solid wood flooring. Double radiator. Stairs to first floor. Multi pane, glazed door to Farmhouse Kitchen. Half panelled door to Rear Porch

### Rear Porch

14'1 x 5'10 (4.29m x 1.78m)

Slate tiled floor. Velux window. Single glazed windows to rear. Double radiator. Half uPVC double glazed door to garden. Panelled door to:-

### Utility Room

5'7 x 5'10 (1.70m x 1.78m)

Slate tiled floor. Single glazed window to rear. Space and plumbing for washing machine.

### Farmhouse Kitchen

10'1 x 12'11 (3.07m x 3.94m)

Re-Fitted range of cream coloured 'Shaker' style wall and base units with island. Wood work-surfaces. Base unit of drawers with tea-cup handles. Belfast sink. Built-in double electric oven (one being a microwave combi). Ceramic hob. Glass splashbacks. Beamed ceiling. Terracotta colour tiled floor. Windows to side and rear. Double radiator. Open to:-

### Dining Room

12'0 x 10'5 (3.66m x 3.18m)

Matching base units and work-surfaces. Beamed ceiling. Bausen wood floor. Window to front.

### Split Level Landing

Double radiator. Wardrobe recess serving Bedroom One. Additional storage cupboard.







### Bedroom One

12'5 x 14'1 (3.78m x 4.29m)

Access to loft. Radiator. Window to front. Door to:-

### En-Suite Shower Room

11'3 x 8'1 (3.43m x 2.46m)

Some restricted head height due to sloping ceiling with Velux roof-light. White suite of double shower. Low Level W.C. Round wash basin set in vanity unit with marble top and storage under. Radiator. Tiled floor and splashbacks.

### Bedroom Two

12'2 x 11'8 plus depth of wardrobes (3.71m x 3.56m plus depth of wardrobes)

Triple mirror fronted wardrobes. Window to front. Double radiator. Part vaulted ceiling.

### Bedroom Three

12'2 x 12'2 into recess (3.71m x 3.71m into recess)

Fitted double wardrobe. Window to front. Double radiator.

### Bedroom Four

7'0 x 9'11 (2.13m x 3.02m)

Some restricted headroom with sloping ceiling having Velux roof-light. Double radiator.



### Bathroom

10'0" max x 10'11" max (3.07m max x 3.33m max)

White suite of Double Ended, Floor Standing Tub having Central Mixer/Shower Tap attachment. Low Level W.C. Pedestal Wash Basin. Italian Veined Marble effect tiling to water sensitive areas. Double radiator. Oak style floor. Window to side. Double opening airing cupboard housing foam lagged hot water cylinder.

### Outside

#### Front Garden

Approached via double opening gates with large pebbled driveway providing parking for numerous cars, flanked by lawned areas.

#### Side Garden

Lawn. Pebbled patio/seating area with pergola and cottage border. Container storage unit.

#### Container Storage Unit

19'7 x 7'9 (5.97m x 2.36m)

Having light and electric.

#### Rear Garden

Pebbled patio/seating area. Lawn. Potting shed.



## Yard

Gated access from the drive and to the Paddocks. Enclosed by Ranch style fencing. Access to Chicken Shack.

## Double Garage/Stabling

24'6 x 21'1 (7.47m x 6.43m)

Approached via two lots of double opening timbers doors. Light and electric.

Currently divided into three stables:-

Stable One: 9'10 x 10'0

Stable Two: 9'10 x 10'3

Stable Three: 9'10 x 7'9

## Open Barn, Tack Rooms & Storage

Electric supply.

Store: 11'1 x 4'2

Tack Room: 11'1 x 5'8

Barn Area: 11'2 x 16'4

## Pony Paddock/Potential Manege - 0.71 acres

Enclosed by electric stock fencing.

## Second Paddock - 1.07 acres

Enclosed by electric stock fencing. Shared water trough with Large Paddock.

## Largest/Third Paddock - 1.51 acres

Enclosed by electric stock fencing. Shared water trough with Second Paddock.

## Additional Information

Tenure: Freehold

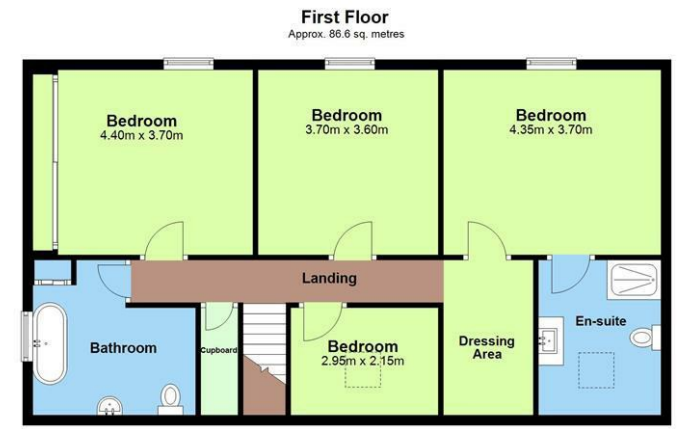
Services: Mains electric and water. Oil fired central heating. Septic tank.

Council Tax: Band D - West Lindsey

EPC Rating: E







Total area: approx. 185.9 sq. metres  
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>48</b>	
<b>England &amp; Wales</b>	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.