

# Glebe Farm

Horncastle Road, Horsington, Woodhall Spa. LN10 5EZ







## Glebe Farm, Horsington

A former Victorian Farmhouse with a large range of brick and slate outbuildings. The property stands within grounds of approx. 1.848 acres with no near neighbours. The house requires a thorough scheme of renovation works, which once completed will create a highly desirable family home.

The outbuildings offer potential for a variety of uses including possible conversion to create holiday lets (subject to the necessary consents).

It is rare that a property with such great potential enters the market for sale.

### Tender Information

#### For Sale by Informal Tender – Guide Price £350,000

All offers to be submitted in writing on or before 12 noon Tuesday 19 April 2022 to our Horncastle office sales team.

The sellers reserve the right to accept an offer prior to the deadline. The sellers reserve the right not to accept the highest nor any offer.

### LOCATION

The market town of Horncastle with its local amenities, high performing Queen Elizabeth's Grammar School and regular markets, approximately 5 miles.

The Edwardian inland spa resort of Woodhall Spa, approximately 4 miles.

The county capital and Cathedral city of Lincoln with its historic Cathedral quarter, shopping, restaurant, leisure and entertainment facilities approximately 17 miles.







## ACCOMMODATION

### Entrance Hall

**Sitting Room** [14'1" max inc chimney breast x 14'1 (4.29m x 4.29m)] having open fireplace.

**Scullery** [ 11'6 x 10' (3.50m x 3.05m)] having a concrete counter top.

**Office** [9'11" x 7'9" (3.02m x 2.36m) extending by 3'11" x 3'9" (1.19m x 1.14m)]

**Breakfast Room** [14' x 11'10" (4.26m x 3.60m)] having old coal fired oven with fitted cupboard to the side of the chimney breast.

**Kitchen** [14'6 x 10' (4.42m x 3.05m)]

Stairs lead up from the hall to the first floor landing.

**Bedroom** [14'11" x 13'5" inc chimney breast (4.54m x 4.09m)] having views across the rear of the property and over open countryside beyond.

**Bedroom** [14'11" x 14'5" inc chimney breast (4.54m x 4.09m)]

**Bedroom** [9'9" x 8'6" (2.97m x 2.59m)]

**Bedroom** [12'3" x 7' (3.73m x 2.13m)]

**Family Bathroom** [12' x 10'9" (3.65m x 3.27m)]

### OUTSIDE

A private drive leads in along the left hand side of the property. Formerly the principal gardens would have been situated to the right hand side, wrapping around to a small grass paddock at the rear. There is a further small grass paddock to the left hand side which is not currently fenced. The large range of outbuildings are arranged in a U shape around a former central crew yard, built in a matching red brick and include former stables, barn with hay loft platform, cart shed, open bays and enclosed garaging. In total the outbuildings extend to over 2800 sq. ft.

## ENERGY PERFORMANCE RATING: G

**Services:** Mains water and electricity – Private drainage system.

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

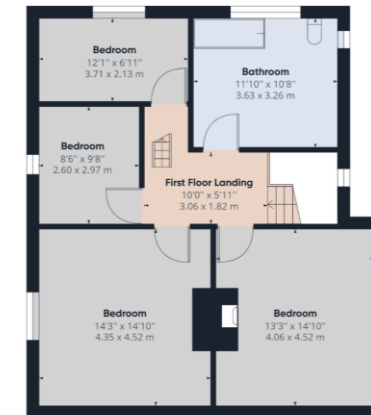
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Brochure prepared 17.2.2022



Ground Floor Building 1



Floor 1 Building 1

## DISCLAIMER

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