



**Ivy House Farm (in >10 acres, sts)**  
Bucknall. LN10 5DT

**BELL**



## Ivy House Farm Bucknall

Ivy House Farm is a substantial, three-bedroom family home; standing in over 10 acres (sts) with a range of outbuildings, paddocks, a pond and formal garden space. Requiring a scheme of updating and modernisation; the wealth of space and rural location on offer will suit a range of potential purchasers.

Offered to the market with NO ONWARD CHAIN; the property is located in the central Lincolnshire village of Bucknall- within 15 miles of the city of Lincoln. The town of Horncastle (six miles) and popular inland resort Woodhall Spa (five) are also within close proximity.

### Property

The property is entered to the rear, to the **Utility / Boot Room** with radial sink, tiled worktop and tiled flooring. Wood slatted doors lead to a small **Cloakroom** and the bright **Lounge** - with arched French doors to the front, log burning stove set to tiled and brick fireplace, being carpeted. A glazed door to the side leads to the large, south-facing **Conservatory**; with windows to front and side, French doors to both aspects also and an arched window to the drive.

A glazed door from the utility enters the **Kitchen**, with a good range of oak fronted units; Miele oven, hob, double sink and space and connections for appliances. Tiled, the kitchen includes a breakfast bar and is open to the front-facing **Dining Room**; with sash window looking to the garden and a wood door through to the lounge. An arch from the kitchen accesses the **Hallway**, with a wood door to the front, ground floor **Snug/Office/Bedroom** with built in twin store spaces, a stone fireplace and windows to the front and side.





Carpeted stairs, with storage space beneath, lead up from the hallway to the galleried landing, with a bank of storage to one side and accessing the **Three front-facing Bedrooms**; one dual aspect with a southerly outlook, a feature fireplace is set to another with the central bedroom including a built-in storage space. Accommodation is complete with a **Bath and Shower Room**, with windows to side and rear and built-in storage space.

### Outside

The property is approached up an unadopted farm track from Main Street, and to the drive which leads beside the front **Paddocks**. A five bar gate opens out to the front drive, accessing the property and a series of outbuildings, comprising a **Double Garage / Workshop**, with adjacent **Car Port; Barn** with Stores and two loose boxes. A gate continues through to a **Yard** space, with **Three** timber pole **Barns**.

The house enjoys a **Formal Garden** to the front (East) side; with a large **Pond** to grass surround to the South. Alongside this is a fenced grass **Paddock** to the **South** side; while a further paddock flanks the driveway to the North-East side. Located behind the outbuildings is a **Sand Yard**, with further **Paddocks** through, again alongside the drive – to the West side. A **Roadside Paddock** completes the grounds which, in all, extend beyond 10 acres (sts).

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: TBC

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

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Unadopted Farm Track

Main Street  
B1190

Paddocks

Drive

Open Barns

Sand Yard

Yard

Outbuildings

Paddocks

Open Barns

House

Garden

Paddock  
(East/Roadside)

Paddock (South)

Pond





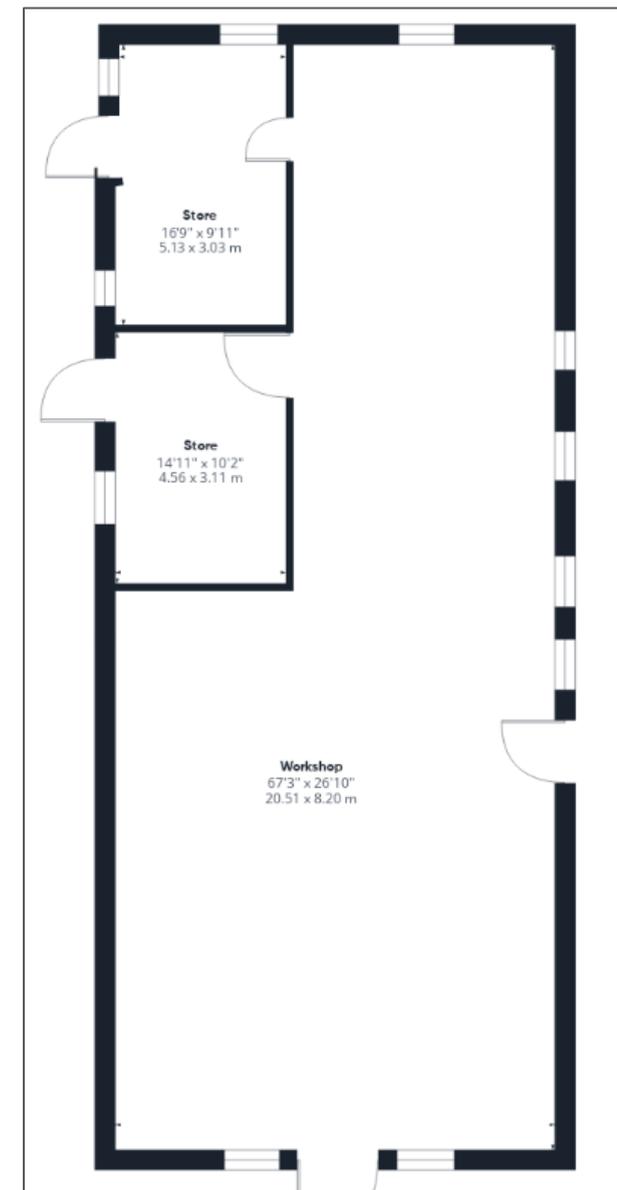
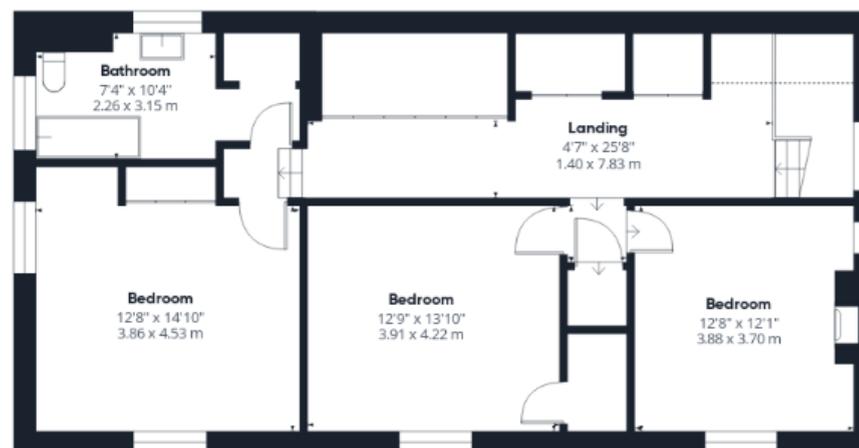
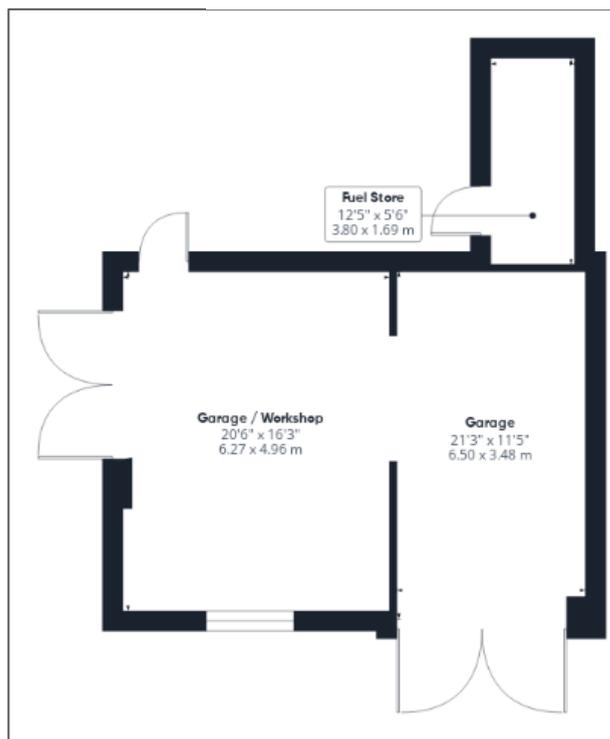
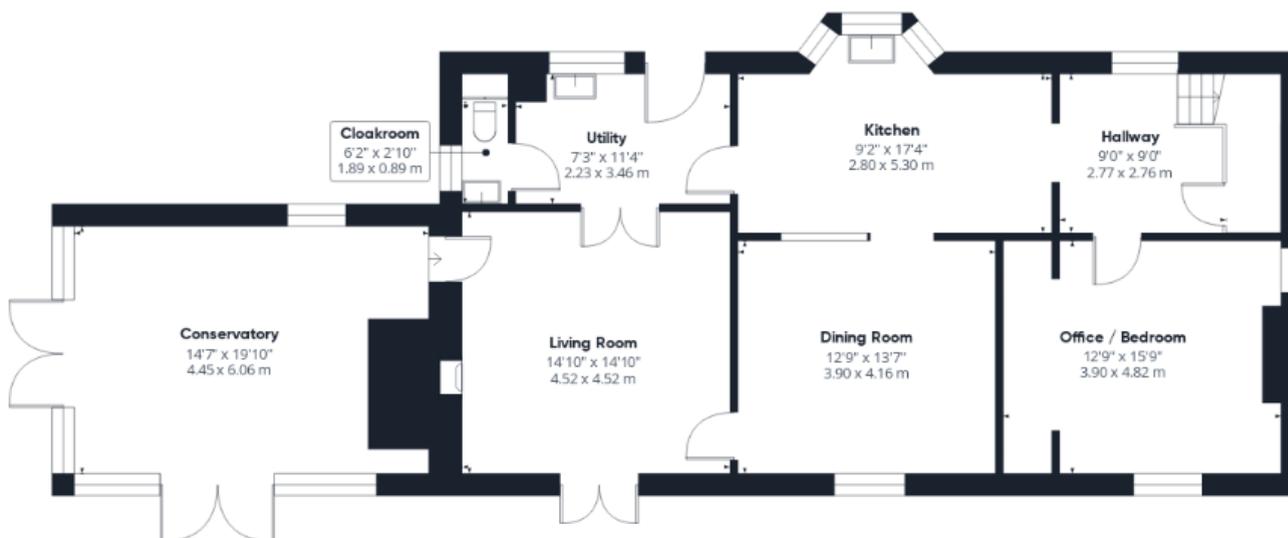
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