



Lands End Farm, Skidbrooke, LN11 7DL





Situation and Direction

The property stands in a rural location in the coastal area of Lincolnshire between Saltfleet to the south and North Somercotes to the north. The latter has a number of shops, two pubs, café and takeaway shops, post office, doctors' surgery, primary and secondary schools, recreational facilities including sports fields and fishing lakes, while Saltfleet has 2 pubs and a river inlet from the North Sea with a small boat club. The coast in this area has nature reserves stretching to north and south, beach access for out-riding and there is an equestrian centre at Kenwick on the outskirts of Louth market town – about 10 miles away. Louth is a popular town with 3 markets each week, cattle market, many individual shops, reputable schools, cinema, theatre and many sports clubs. Main regional business centres are in Lincoln and Grimsby.

To drive to the property from Louth, proceed out of town on the Legbourne Road. At the roundabout turn left towards Manby. Once in Manby, turn left at the traffic lights and continue along Tinkle Street, though to the edge of Grimoldby and then turn right signposted South and North Somercotes. Continue until the road splits and bear right onto Saddle Back Lane. Take the 2nd right hand turning onto West lane, proceed for around ¼ of a mile where Lands End Farm will be found on the right hand side.

The Property

This registered smallholding is situated in a rural position and seated on 3.7 acres (STS) of fertile land, previously used in the commercial cultivation of fruit; but now mainly laid to grass. The property has the potential to be used for

equestrian/smallholding purposes or in the support of a self-sufficient lifestyle, making the most of the numerous outbuildings.

The well-presented and maintained house offers good, flowing living space, ideal for family life, with 3 good reception rooms and 3 bedrooms. The land which is bordered on all sides with a bank of willow trees is sheltered and private, giving an almost Provençale feel as you walk through the remaining fruit trees and raspberry canes. This delightful property could make a fabulous home for those wishing to live a self-sufficient lifestyle and/or run a business from the property if required (STP).

Accommodation (please refer to the enclosed floorplan which is for identification purposes and not to scale)

Part glazed UPVC door to;

Entrance Hall

With a window to the front, stairs to the first floor and doors to;

L Shaped Sitting Room/Diner

A bright and spacious room with a double aspect to the side and rear giving a feeling of space and light. Divided into a seating area with an Esse log burning stove and a dining area with a window to the rear. Glazed door to;

Games Room/ Office

This spacious room is suitable for many uses from a family Sitting Room, to a Games Room and Study. The room has laminate flooring and a double aspect to the rear and the side, with French Doors leading onto a rear patio with the gardens beyond.



Inner Hall

With a laminate floor, a large window to the rear, a sliding glass door to the Kitchen and a door to the Boot Room/Utility.

Kitchen

An L shaped room with a window to the front and a doorway to an adjacent **Breakfast/Dining Area** which has a window to the front of the house. The Kitchen is fitted with a range of white coloured base and wall units with granite effect surfaces and a ceramic one and a half bowl sink and drainer below a window to the front. There is a good amount of surface space within the room as well as a breakfast bar seating area. The kitchen has space and plumbing for a dishwasher and space for an electric oven with an extractor over.

Utility/Boot Room

A practical room with a stainless steel sink and drainer with storage below and space and plumbing for a washing machine. A part glazed door leads to the outside making the room ideal as a Boot Room for storing outdoor clothing, with space for further white goods as required.

Shower Room/WC

A neat, fully tiled room with a pair of windows to the side of the house, a shower unit with curtain, basin with storage below and a WC with a concealed cistern.

Stairs rise from the Entrance Hall to the **First Floor Landing** with doors to;

Bedroom 1

A double bedroom with a double aspect and a wood laminate floor.

Bedroom 2

An interesting room with a layout which lends itself to being a teenager's bed-sitting room, boasting a set of French Doors onto a sheltered roof terrace. The room has laminate floors and doors to eaves storage.

Bedroom 3

A bright room with a laminate floor, a pair of windows to the front and a skylight which floods the space with light. The room has a door to eaves storage and houses the airing cupboard.

Bathroom

A fully tiled room with a window to the front a loft hatch and a white suite to include a bath with shower over, basin and a low level WC.

Outside

The Land (please refer to the enclosed site plan which is for identification purposes only and not to scale)

Previously used in the large scale cultivation of fruit, the land is sheltered with mature willow planting on all 4 sides and divided into 2 main areas. Whilst the present owners are winding down their fruit business, the area closest to the house is still planted with some raspberry canes, strawberries and fruit trees to include Cherry, Pear, Apple and Plum. However most of the land is now laid to grass with the second area furthest from the house making a level and sheltered paddock suitable for a variety of uses from a CL site, to grazing horses and livestock or for further cultivation.

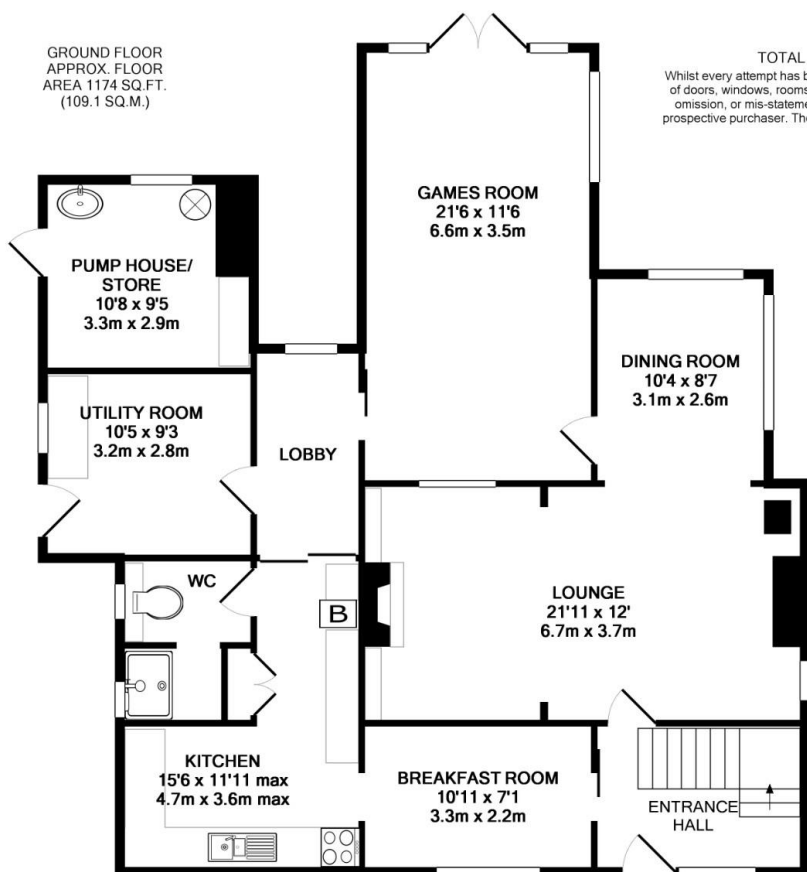
Gardens

The pretty and well stocked gardens mainly lie to the rear of





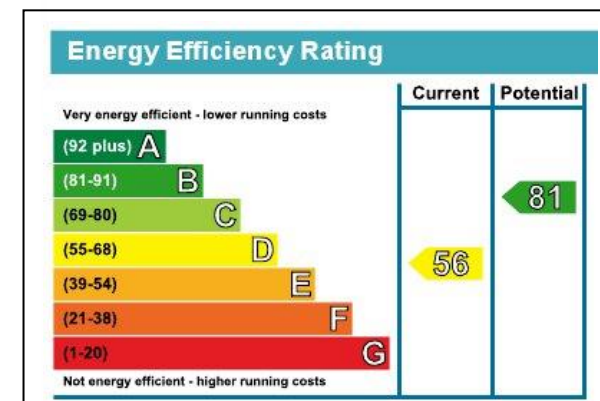
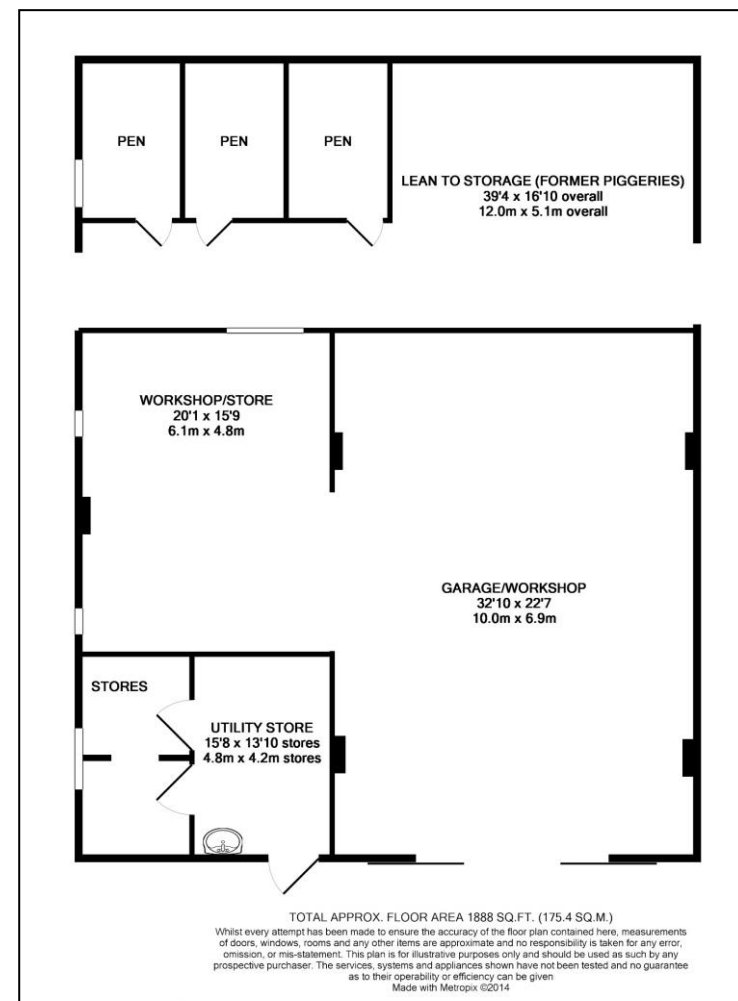
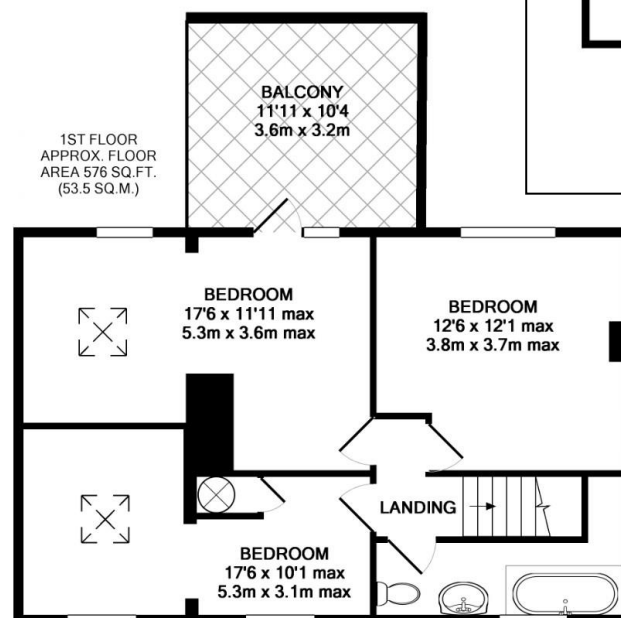
Floor Plans of House and Main Outbuildings



TOTAL APPROX. FLOOR AREA 1750 SQ.FT. (162.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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the house, made up of meandering pathways and abundant borders which boast a huge variety of plants, creating many different areas from which to enjoy a different view. A large paved patio adjoins the house and is ideal for entertaining and dining in addition to the sizeable timber summer house to the middle of the garden, giving a peaceful retreat.

An **irrigation pond** lies to one side of the garden – collecting water which can then be piped through to the land.

Outbuildings

Attached to the house is a **Pump House** housing the borehole filtration unit and pump and giving space for storage.

Block Built Garage/Workshop (refer to floorplan-not to scale)

A large building with good eaves height and a concrete floor, divided into a garage/implement store and a workshop/store area. Electricity is connected to the building and a sliding door to the front allows entry for vehicles if required. An adjacent dog kennel provides indoor accommodation with water connected and an outdoor run.

Lean-to Store (please refer to floorplan – not to scale)

With a cat slide roof and divided into a store area and 3 narrow pens/kennels with block dividing and electric lighting.

Timber Summer House

With electricity connected and pretty sheltered views over the garden.

Two Static Caravans

Situated within the yard, mainly used for storage.

Timber Fronted and Clad Chicken House (7.25m x 3.86m)

With a concrete floor, doors to either end and windows to the side.

Pole Barn (5.5m x 6.4m plus lean-to 5.6m x 3.0m)

Timber framed and corrugated clad with earth floor.

Open Fronted Implement Store

Timber framed with corrugated sides.

Viewings Strictly by appointment only.

Important Information

No appliances have been tested by the agents. All fixtures, fittings, carpets and curtains are excluded from the sale unless otherwise stated in these particulars. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale. We understand that the house has oil fired central heating, mains electricity and private drainage with water via a borehole water supply, although no utility searches have been carried out to verify at this stage. The house is in council tax band C. Maps and plans shown are not to scale and for identification only. An underground pipeline owned by Wingas Storage traverses the property. The property is accessed via a right of way along the adjacent farm track also known as West Lane.

Site Plan (not to scale)





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