



Low Hill Farm, Messingham DN17 3PS
Home of the North Moor Aero Club and Model Aircraft Club

MASONS
RURAL & EQUESTRIAN



Low Hill Farm

West Common North Road, Messingham DN17 3PS

A unique Lifestyle Opportunity for a buyer with a passion for aircraft and flying or seeking a substantial rural retreat with extensive land and outbuildings suitable for a variety of alternative uses subject to obtaining appropriate planning consent

- Substantial modern detached farmhouse with superbly presented accommodation
- Grounds and level grassland extending to approximately 20.6 acres (STS) including a 600m airstrip
- Presently home of the North Moor Aero Club and Model Aero Club
- Open rural location with 360° Views and no neighbouring property
- Range of good size general purpose outbuildings presently part offered to club members on a contractual basis with monthly rental for hangar space
- Potential for equestrian, hobby farm, horticultural, leisure use etc. subject to planning consent
- 4 double bedrooms, 3 ensuite shower rooms and family bathroom
- Spacious flowing living accommodation from reception hallway with gallery landing above
- Modern fitted kitchen and walk-through link with arched windows to utility room and double garage
- Oil central heating system, security alarm and double-glazed windows

Sole Agents:

Masons
Cornmarket, Louth,
Lincolnshire LN11 9QD

T 01507 350500 (Sales Office)

www.ruralproperty4sale.co.uk





Introduction

This introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Please discuss this property with the agents before arranging to view. Location and area plans/maps are for identification purposes only and not to specific scale.

Directions

From Junction 3 of the M180 (approx. 5 miles from the property) take the M181 to Scunthorpe West and proceed to the roundabout, take the third exit along Doncaster Road, cross one roundabout and at the next roundabout take the 4th exit along Scotter Road. Follow the road for around 3.8 miles (this becomes North Moor Lane after crossing over the M180) and turn right onto West Common North Road. After a short distance Low Hill farm is on the left side set well back from the lane.

Situation and Amenities

The property stands in open level countryside yet only 11 minutes' drive as described by Google, from the centre of Scunthorpe which offers a wide range of shopping, schooling and recreational amenities. The property is just 2 miles from Messingham village which has local facilities to include shops, primary school, takeaway outlets, public houses, tea room, the Holy Trinity Church and a Methodist Church. There is a wildlife reserve for twitchers at the Sand Quarry, a caravan park, fishing ponds and a golf course on the village outskirts. Doncaster and Humberside Airports are within easy travelling distance and the M180 links the area with the national motorway network providing access to larger business centres such as Sheffield (49miles), Leeds (58miles), Hull (33 miles) and Leicester (74miles).

The Property

Constructed in 1998 for the present owners to their exacting design and specification requirements, the house has brick faced principal cavity walls which are understood to have insulation yet retaining a cavity and insulating block inner walls for efficiency and integrity. The design features 4 low-maintenance projecting gables, those at the rear flanking a splendid long conservatory and the main roof is covered in concrete interlocking tiles. Windows are mahogany effect double-glazed units with matching doors to the main house and timber framed double-glazed units to the conservatory.

The principal rooms on both floors all have at least two windows taking advantage of some envious far-reaching views over the owned grounds, the airfield and model aircraft field together with the open countryside beyond. Heating is by an oil-fired central heating system together with an LPG stove to the lounge fireplace.

Accommodation (approximate room sizes are shown on the floor plans which are indicative of room layout and not to specific scale)

Reception Hall

A spacious room with splayed entrance area having two-tone quarry-tiled floor. Staircase with spindle balustrade and barley-twist newel posts leading up to the gallery landing above.

Cloakroom/WC

Full length units in cream with inset coloured suite of vanity basin and WC with concealed cistern. Ceramic-tiled floor and part-tiled walls.



Lounge

Over 30 feet in length with brick feature fireplace set into natural brick wall with windows each side, heavy pitch pine beam over quarry-tiled hearth and inset cast-iron LPG stove. Double-glazed patio door onto the rear garden. 6-pane double doors with matching side panels to the:

Conservatory

A room of very generous proportions with brick base walls, polycarbonate roof, 3-branch light/ventilator and 6 opening windows. French doors onto the rear garden.

Dining Room

6-pane double doors allow this room to be opened to the Reception Hall for entertaining.

Sitting Room

L-shaped and also having 6-pane double doors from the Reception Hall creating an even more spacious entertaining area.

Breakfast-Kitchen

Equipped with a comprehensive range of units in two contrasting styles and Neff electric double-oven with grill, ceramic 4-plate hob with pan drawers beneath, extractor-hood, Bosch dishwasher and contemporary Cooke and Lewis sink unit. Island unit and split-level shaped dining table, dresser unit with display cabinets, ceiling spotlights, pelmet lighting and under wall-unit lighting. Slate floor covering and door to built-in linen cupboard. Door to the:

Link

A brick walled passageway with two arched front windows and double-glazed rear door to outside, quarry tiled floor and access into the:

Utility Room

Range of units and work surfaces complementing one of the kitchen styles, stainless steel sink unit, space for dryer and space with plumbing for washing machine. Door to the garage.

Gallery Landing

Spindle balustrade with barley-twist newel posts extending around the stairwell. Views across the main approach to the house.

Master Bedroom

Fitted with an extensive range of furniture comprising double and corner wardrobes, bedside drawer units with illuminated display shelves over, high level cupboards over the double bed recess and dressing table. Apparent wardrobe double doors conceal an entrance to the **Ensuite Shower-Room** with birch effect units enclosing a vanity basin with WC having concealed cistern and bidet adjacent. Wide shower cubicle with Mira mixer unit. Spotlights, ceramic-tiled floor and part-tiled walls. The master bedroom also has an **Ensuite Dressing Room** with built-in wardrobes in a light wood finish, matching dressing table with drawers and ceiling spotlights.

Bedroom 2

Built-in furniture in cream comprising single and double wardrobes, bedside cabinets, dressing table and cupboards over double bed recess. Trap access to roof void. **Ensuite Shower-Room** with subtle two-tone suite of pedestal basin and low-level WC. Corner shower cubicle with Triton mixer unit.

Bedroom 3

Built-in furniture with a cream textured finish comprising double and single wardrobes, bedside cabinets, high level cupboards over bed recess and dressing table. **Ensuite Shower-Room** with coloured suite of low-level WC, pedestal basin and corner shower cubicle with Triton mixer unit. Ceramic-tiled floor and part-tiled walls.

Bedroom 4

A double room presently used as a large study

Family Bathroom

Light-coloured suite with birch-finish base units, including inset wash-basin, WC with concealed cistern, bidet and bath. Vinyl-tiled floor and part-tiled walls.



Outside

The property is approached over a long driveway leading past the model aircraft flying field with static caravan forming a "clubhouse" for the members. The driveway continues and opens onto a wide gravelled parking forecourt with access to the linked **Double Garage** within which the Boulter oil central heating boiler and digital programmer are located, with frostat and large capacity hot water cylinder. Side door and two main up-and-over doors, one of which is motorized with R/C.

The **Outbuildings**: A brick and block-built range with pantiles, water and power supply and which comprises: **Kennels** with galvanized partitions and runs, 3.71m x 2.88m, **Stable/Workshop** 7.06m x 3.71m with sink and low-level WC which require connection, and **Store** 9.2m x 3.71m with light and power. **Workshop** 12m x 5.7m of block and timber with concrete floor, shelving, bench, light and power – large sliding double doors. Steel portal framed **Store** 12.4m x 12.5m with steel profile wall and roof sheeting, sliding double doors and mainly concrete floor. Timber-framed **Lean-to Building** forming a temporary spray-booth. 2 Further large **Stores** each with steel portal frame covered in profile sheet metal and measuring 18.3m x 12.72m, and 14.1m x 12.49m respectively with wide sliding double doors. **Polytunnel** 18.06m x 12.42m at base with galvanized steel tubular frame, road planings to base and 4.67m maximum height. Balmoral **Static Caravan** 35ft x 12ft by Cosalt and forming the "Clubhouse" of the Aero Club with sitting and dining areas, kitchen, planning room and store, shower with basin and separate toilet, LPG piping and water heater. Similar **Static Caravan** as referred to above 30ft x 12ft for the model aero club.

The **Land** is presently laid to grass including the **Airfield** running east to west and 600m in length. Grass **Paddock** adjoining the house with outside taps, double gates and pedestrian gates. Garden areas mainly laid to lawn with some trees and hedges but providing great potential for landscaping if preferred.

The Airfield

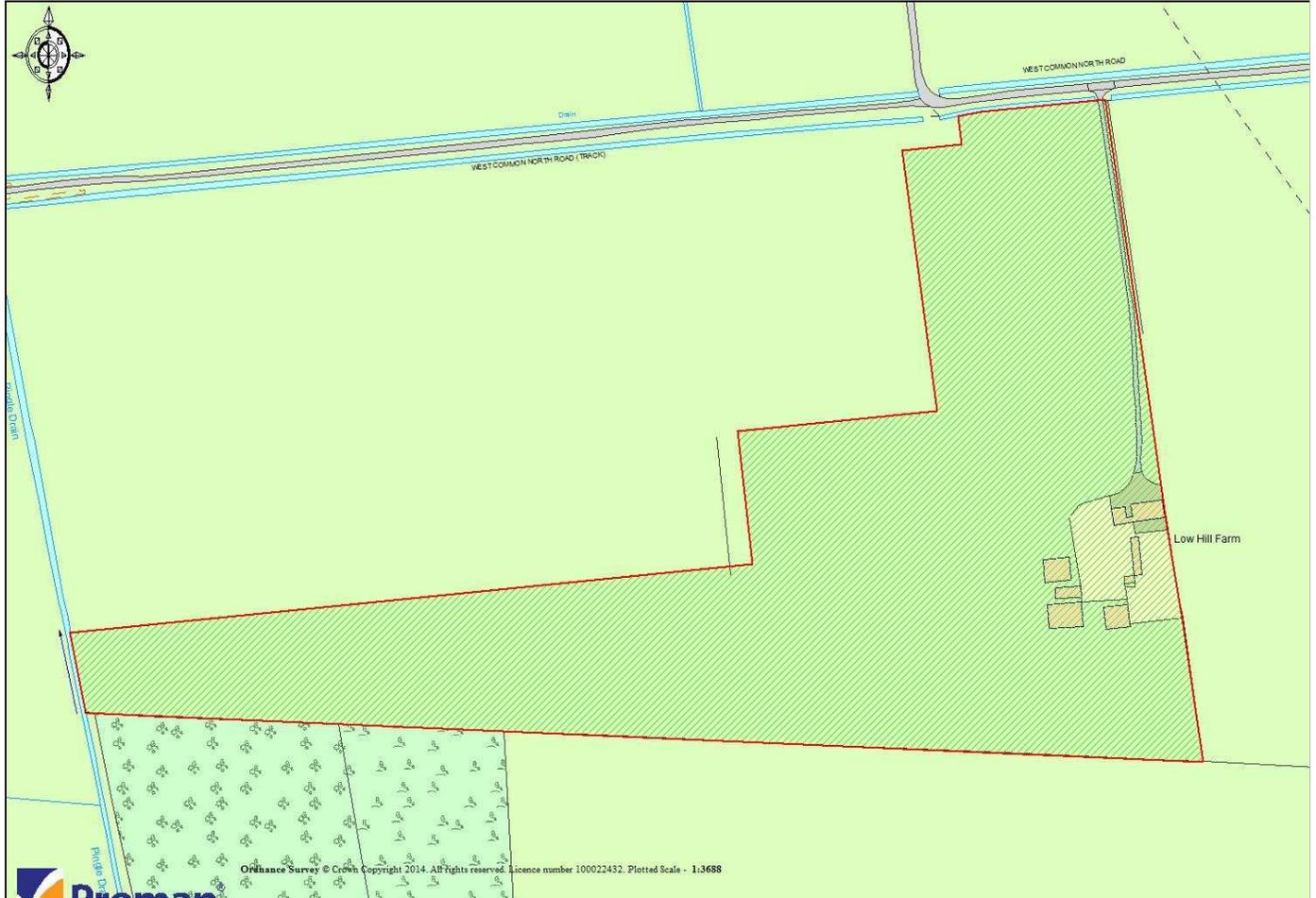
The North Moor Aero Club was formed in October 2000 for light, single engine aircraft and in conjunction with their home is the pride and passion of the current owners. The model flying section of the club commenced around 2008. There are now approximately 40 members. The owners consider there to be potential for an aircraft inspector and/or flying instructor for this area. A more detailed information pack with membership rates, hangar charges, planning consent for the airfield etc. is available from the Agent as a PDF by e-mail on request.

Viewing:

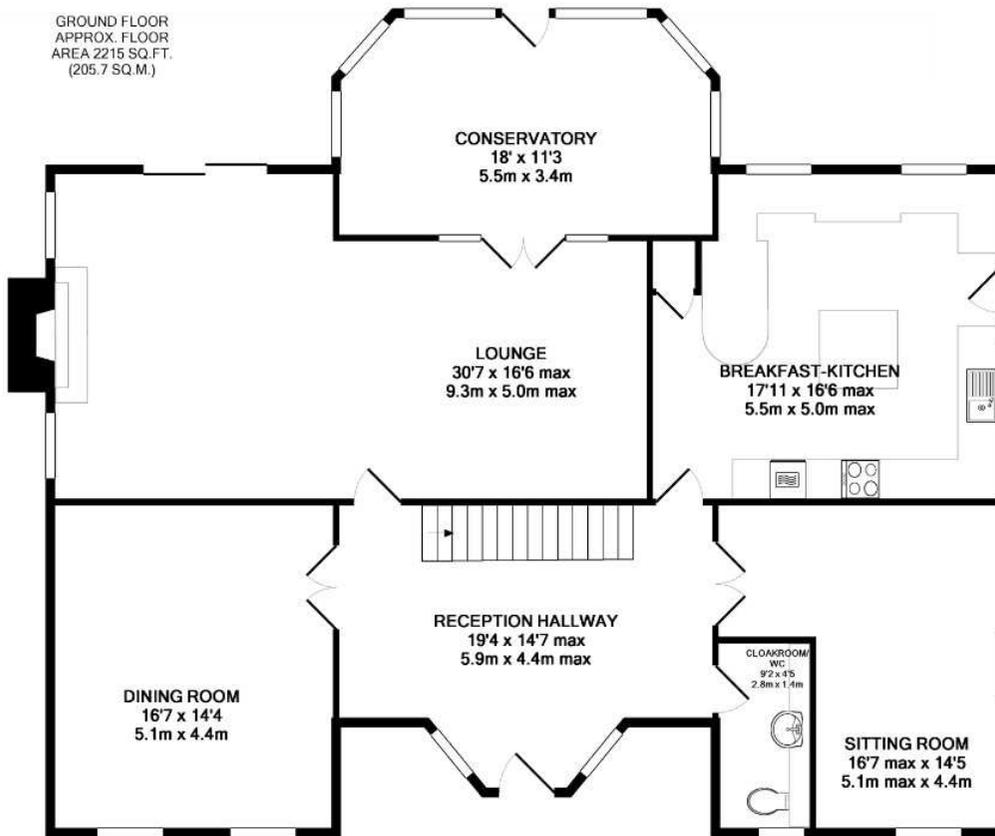
Strictly by arrangement through the selling agents.

General Information

All fixtures and fittings, unless otherwise stated in these particulars are excluded from the sale. The property is freehold and understood to be connected to mains water and electricity with a private drainage system for the house and the "clubhouses", but no searches of the local authority or utilities have been made at this stage. Oil fired central heating system. Security alarm. Please contact us if you require any additional information and we will endeavour to assist. No appliances have been tested by the agents. The property is in Council Tax Band F.

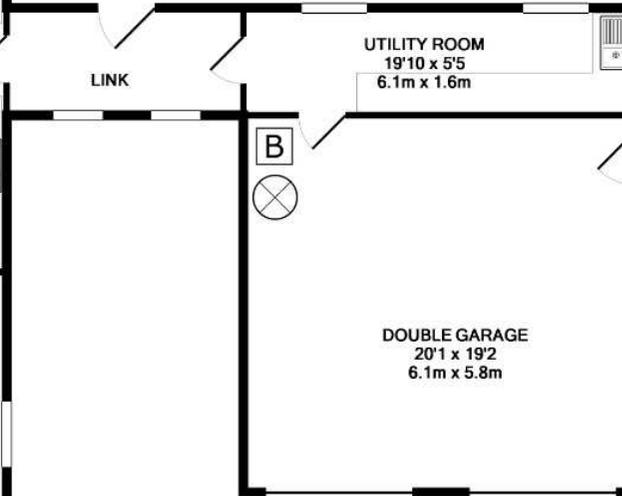


GROUND FLOOR
APPROX. FLOOR
AREA 2215 SQ.FT.
(205.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 3643 SQ.FT. (338.4 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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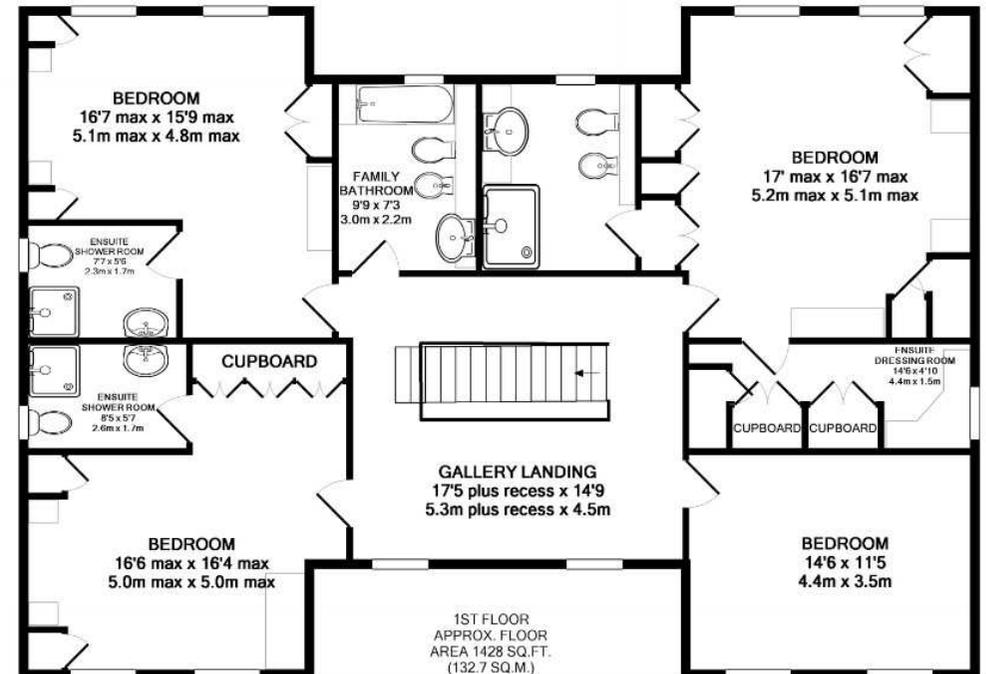


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Floor Plans and EPC Graph

A PDF copy of the full EPC is available from the agent by e-mail on request



1ST FLOOR
APPROX. FLOOR
AREA 1428 SQ.FT.
(132.7 SQ.M.)



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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

