



**South Carr Farm,  
Waddingham,  
Gainsborough,  
Lincolnshire, DN21 4UP**

Asking Price: £0

EPC: To be confirmed (0)

Council Tax -

To be advised



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To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**



### Accommodation Summary:

- A DOUBLE FRONTED DETACHED FARMHOUSE
- NO UPWARD CHAIN
- LARGE DETACHED FARM BUILDING (5850 SQ. FT)
- CIRCA 4.25 ACRES
- PEACEFUL LOCATION
- SURROUNDING COUNTRYSIDE
- SUPERB SCOPE FOR RENOVATION & EXTENSION (STC)
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE

### Description:

A rare opportunity to purchase a detached farmhouse with a large detached farm building enjoying land that totals circa 4.25 acres. Peacefully positioned with surrounding countryside and open views. The accommodation would benefit from a scheme of updates with the opportunity to extend (STC). The current layout provides 2 front facing reception rooms, a fitted kitchen and a utility room. The first floor provides 3 double bedrooms along with a family bathroom.

### Rooms:

**Entrance Hallway** With front uPVC double glazed entrance door with patterned glazing and staircase to the first floor accommodation with twin grabrail.

**Living Room** 11'11" x 11'11" (3.63m x 3.63m). With front uPVC double glazed window and wall to ceiling coving.

**Sitting/Dining Room** 11'8" x 11'8" (3.56m x 3.56m). With front uPVC double glazed window, laminate flooring, under the stairs storage and doors through to;

**Kitchen** 15'7" x 8'1" (4.75m x 2.46m). With three rear uPVC double glazed windows. The kitchen enjoys a range of matching base, drawer and wall units with oak trim with complementary wooden style worktop with tiled splash back incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with oven beneath and overhead extractor, tiled flooring and doors through to;



**Large Utility Room** 11'11" x 8'1" (3.63m x 2.46m). With a rear uPVC double glazed window with matching entrance door, floor mounted central heating boiler, tiled flooring and wall to ceiling coving.

**First Floor Landing** Leads off to;

**Front Double Bedroom 1** 11'9" x 11'10" (3.58m x 3.6m). With front uPVC double glazed window and wall to ceiling coving.

**Front Double Bedroom 2** 11'10" x 11'10" (3.6m x 3.6m). With front uPVC double glazed window, wall to ceiling coving and built-in over the stairs wardrobe with hanging rail.

**Rear Double Bedroom 3** 12' x 8'2" (3.66m x 2.5m). With rear uPVC double glazed window.

**Bathroom** 10'10" x 7'11" (3.3m x 2.41m). With rear uPVC double glazed window with patterned glazing, corner fitted airing cupboard, providing a three piece suite in white comprising a low flush WC, panelled bath with electric shower over, wash hand basin set within a vanity unit, tiled effect flooring and wall to ceiling coving.

**Landing Store Cupboard** 5'3" x 4'3" (1.6m x 1.3m). With tiled effect flooring and loft access.

**Grounds** The property sits within formal gardens, both to the front and the rear that come principally lawned with a horse shoe shaped driveway allowing ample parking for a range of vehicles with access to the house and to the main workshop/grain store. Adjoining land is approximately 3.65 acres.

**Outbuildings** The property enjoys a large former grain store with an internal floor area of 542sqm (5834 square foot) and a workshop/store 55sqm (587 square foot). There are general much smaller further outbuildings.

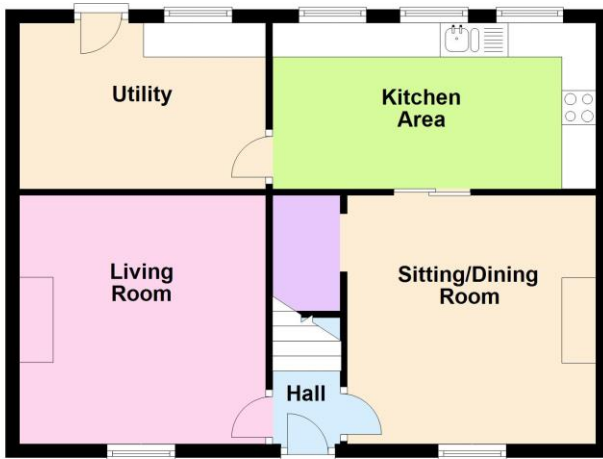
**Double Glazing** Full uPVC double glazed windows and doors.

**Central Heating** There is an oil fired central heating system to radiators.



### Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



### First Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

