CHOICE PROPERTIES
Estate Agents

Waingrove Farm Station Road, Fulstow, LN11 0XG

Reduced To £1,200,000



It is a pleasure for Choice Properties to bring to the market 'Waingrove Farm', an exciting opportunity to acquire this stunning six bedroom detached farmhouse, further benefitting from a two bedroom annex, two further two bedroom barn conversion holiday cottages with excellent ratings on Booking.com , and a number of outbuildings, six of which have planning to covert to holiday cottages. Also offering spacious and well kept gardens, paddocks and well stocked fishing lake, early viewing is certainly advised!

This incredible opportunity offers:

The Old Farm Farmhouse:
With oil fired central heating and double glazing throughout. Newly fitted burglar alarm system fitted throughout.

Entrance Hall
Front entrance door. Tiled flooring. Staircase to the first floor landing.

Reception Room
Light and airy reception room with double opening patio doors leading out to the garden. TV aerial point. Fireplace set in feature surround with wooden mantle and tiled hearth.

Living Room
With stove set in feature brick surround. TV aerial point. Door to:

Dining Room
Ample space for dining table and chairs. Tiled flooring.

Kitchen
Fitted kitchen with a range of base units with work surfaces over, ceramic butler sink, centre island with storage. Tiled flooring.

Sunroom
With double opening patio doors leading to the garden. Tiled flooring.

Utility
Fitted with base units with work surfaces over, ceramic butler sink, plumbing for a washing machine, space for freestanding fridge/freezer, 'Worcester' oil boiler. Tiled flooring.

WC
Fitted with wc and pedestal hand wash basin. Tiled flooring.

Landing
Doors to:

Bedroom 1
Spacious double bedroom. Door to:

En-Suite
Fitted with white three piece suite comprising roll top bath tub with taps and shower attachment over, wc and pedestal hand wash basin.

Bedroom 2
Spacious double bedroom.

Bedroom 3
Spacious double bedroom.

Bedroom 4
Spacious double bedroom.

Bedroom 5
Single bedroom.

Bedroom 6/Office
Single bedroom/ideal office space.

Bathroom
Fitted with five piece suite comprising roll top bath tub with taps over, shower enclosure with mains fed shower over, bidet, wc and pedestal hand wash basin.

Fern Cottage (Annex):

Reception Room
Entrance door. TV aerial point. Stove set in brick feature surround. Sliding doors leading to the garden.

Kitchen
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap integral electric oven and hob with extractor over. Part tiled walls.

Bedroom 1
Spacious double bedroom.

Bedroom 2
Spacious double bedroom.

Bathroom
Fitted with three piece suite comprising panelled bath tub with taps and shower attachment over, wc and pedestal hand wash basin. Part tiled walls. Tiled flooring.

Hawthorn Cottage:
With newly fitted and efficient electric wall mounted heaters throughout. The property is currently used as a holiday let with an exceptional Booking.com Rating of 10

Reception Room / Kitchen
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, plumbing for a washing machine, cooker point with extractor over and space for freestanding fridge/freezer. Light and airy living area with vaulted ceilings and feature timber beams. TV aerial point. Electric stove with brick feature hearth.

Bedroom 1
Spacious double bedroom. Built in wardrobes.

Bedroom 2
Spacious double bedroom. Built in storage cupboard/wardrobe.

Bathroom
Fitted with white three piece bathroom suite comprising panelled bath tub with taps and electric 'Truton' shower over, hand wash basin and wc. Part tiled walls.

Bramble Cottage:
With newly fitted and efficient electric wall mounted heaters throughout. The property is currently used as a holiday let with an exceptional Booking.com Rating of 9.4

Reception Room
Light and airy living area with feature timber beams. Electric stove set on brick feature hearth. TV aerial point.

Kitchen
Fitted with base units with work surfaces over, stainless steel sink unit and drainer with taps over, cooker point with extractor over, plumbing for washing machine and space for freestanding fridge/freezer.

Bedroom 1
Spacious double bedroom. Built in wardrobes.

Bedroom 2
Spacious double bedroom split into two with dividing wall.

Bathroom
Fitted with white three piece bathroom suite comprising panelled bath tub with taps and electric 'Triton' shower over, hand wash basin and wc. Part tiled walls. Heated towel rail.

Outbuildings
A further large agricultural building benefits from planning permission to be converted to five holiday cottages. Planning ref: N/056/00305/03.
As well as this, there a number of outbuildings including gym, laundry room, garages, sheds, stables and crop dryers providing huge potential.

Grounds
This stunning property stands proudly in approx. 6.75 acres (sts) and benefits from well tended gardens laid mostly to lawn, two paddocks and a large, well stocked fishing lake.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Annex - Band B.

Viewing Arrangements
By appointment only through Choice Properties on 01507 860033.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

















































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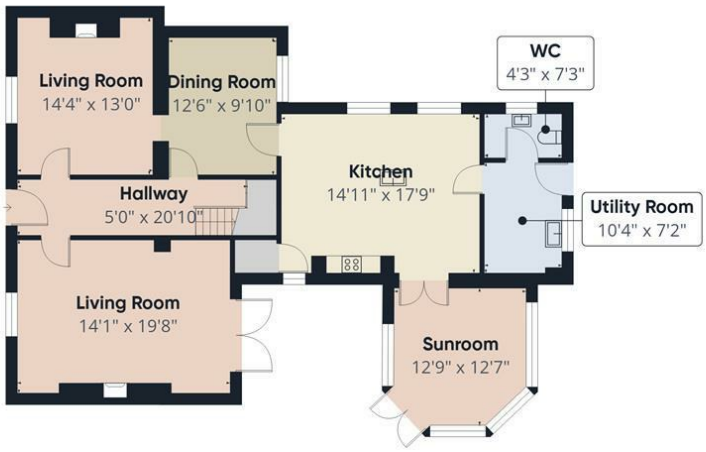

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Floor 0 Building 1



Floor 1 Building 1

Directions

After leaving Louth, head north on the A16 for approx 5 miles. After passing through Utterby, take your second right turning onto Station Road. The property can then be found on your left hand side about 1 mile down the road.

