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AND PARTNERS

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Littlegates Farm, Westborough, Newark,
Nottinghamshire, NG23 5HP

Guide Price
£450,000 - £500,000

• Period Farmhouse • 3/4 Bedrooms • Scope To Extend & Modernise • 2.237 Acres • E.P.C Rating F



SUMMARY

An extremely rare opportunity to acquire a period farmhouse together with traditional and modern outbuildings, in a quiet and delightful rural location and set in 2¼ acres. Littlegates Farm is surrounded by open farming countryside and yet is only 2 miles from the A1, 3 miles from the community village of Long Bennington, while both Grantham and Newark are within 7 miles. The property offers enormous scope for extension, modernisation and upgrading to suit the individual requirements of the potential buyer.

LITTLEGATES FARMHOUSE

The Farmhouse is built of brick beneath a clay pantiled roof and is believed to date from around 1910.

ACCOMMODATION

The accommodation extends to 1600 sq.ft. and offers:
GROUND FLOOR: Porch (10'00" x 6'0"), Living Room (15'2" x 13'5"), Sitting Room (13'6" x 11'9"), Kitchen (13'3" x 11'2"), Pantry (13'2" x 5'6").

FIRST FLOOR: Bedroom 1 (13'6" x 11'9"), Bedroom 2 (12'3" x 8'8"), Bedroom 3 (13'2" x 9'3"), Study/Bedroom 4 (10'1" x 6'2"), Bathroom (10'0" x 7'5").

Adjoining the Farmhouse and of matching construction are stores and w.c. having overall dimensions of 11'6" x 19'0".

SERVICES

Mains electricity and water are connected. Drainage is to a private system. Heating is oil fired for the cooking range together with electric night storage heaters. Gardens surround the farmhouse.

OUTBUILDINGS

The principal outbuildings are adjacent to the East of the Farmhouse. Built principally of brick and pantile construction they comprise:

Traditional Barn (30'0" X 16'0"), together with 2 stores measuring 7'0" x 8'0" each. The barn has a good eaves height and features 2 exposed king post trusses.

Calf Pen (16'0" X 16'0")

4 Bay Open Fronted Store (33'0" X 16'0")

In front of the buildings is a covered crew yard (58'0" x 22'0") of timber pole framed construction.

Beyond to the East is a useful and adaptable concrete fronted Dutch Barn (68'0" X 34'0") having an eaves height of 17'0". A lean to addition (68'0" x 25'0") has an eaves height of 10'0".

THE LAND

The site area extends to 2.237 acres (0.905 hectares) and includes a level grass field, ideal as a pony paddock, screened to the west from the road by a mature and established wooded plantation.

CONDITIONS

The vendors recognise that the entire property is ripe and ready for repair, improvement, modernisation and upgrading. Nevertheless, the vendors also recognise the enormous potential for a buyer to create a highly desirable, individual and personal residence.

PLANNING

No enquiries or applications regarding planning has been made to South Kesteven District Council and interested parties are advised to make their own enquiries into the possibilities and potential to develop and improve Littlelegates Farm to serve for ones needs and purposes, prior to submitting an offer to buy.

TENURE

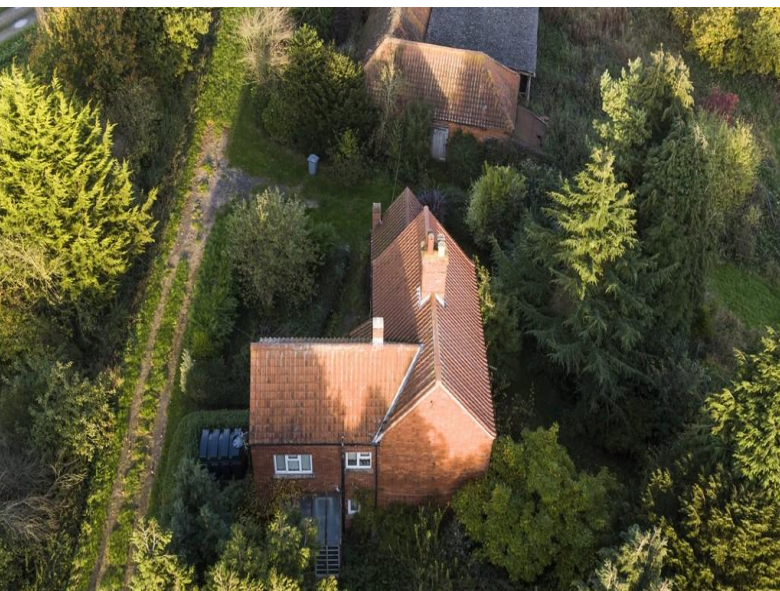
The property is owned freehold. Full vacant possession will be granted upon completion.

METHOD OF SALE

The property is offered for sale by private treaty inviting offers based on a guide price range of £450,000 - £500,000.

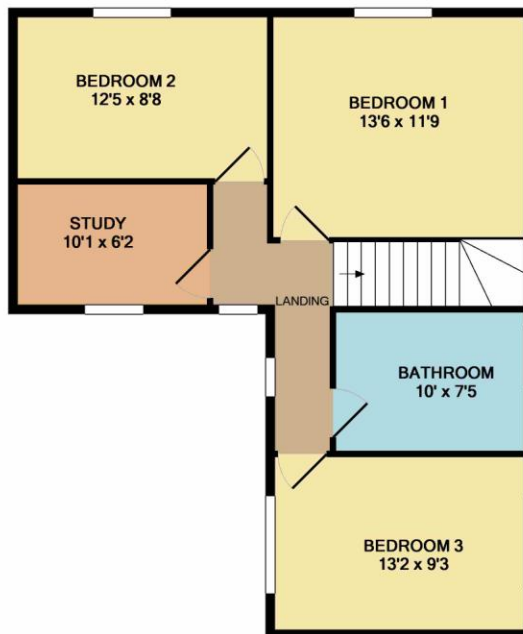
VIEWINGS

Viewing is strictly by appointment through the sole agency of Alasdair Morrison and Partners by telephoning 01636 70088 or email Newark@amorrison.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 898 SQ.FT.
(83.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1522 SQ.FT. (141.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements