



**Little Thorpe Lane, Thorpe-On-The-Hill, Lincoln**

**Guide Price £850,000**

  
**MARTIN & CO**

# Little Thorpe Lane, Thorpe-On-The-Hill, Lincoln

House - Detached

4 Bedrooms, 3 Bathrooms

Guide Price £850,000

- Rare Opportunity to Purchase
- Generous Plot with Prime Position
- Village Location
- Farmhouse plus Separately Let Self Contained Annexe
- Outbuildings with Potential to Develop (STPP)
- Landscaped Grounds
- Original Features, Character and Charm
- Tenure - Freehold
- Council Tax Bands - F / A
- EPC Ratings - D / D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
102-91kWh/m <sup>2</sup> A		102-91kWh/m <sup>2</sup> A	
91-81kWh/m <sup>2</sup> B		81-61kWh/m <sup>2</sup> B	
81-61kWh/m <sup>2</sup> C		61-41kWh/m <sup>2</sup> C	
61-41kWh/m <sup>2</sup> D		41-21kWh/m <sup>2</sup> D	
41-21kWh/m <sup>2</sup> E		21-11kWh/m <sup>2</sup> E	
21-11kWh/m <sup>2</sup> F		11-1kWh/m <sup>2</sup> F	
1-10kWh/m <sup>2</sup> G		1-10kWh/m <sup>2</sup> G	
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	

EU Directive 2002/91/EC

Martin & Co are delighted to bring to market this beautifully cared for and maintained family home, having been lovingly occupied by the present owners for almost 50 years. Occupying a generous plot and prime position within the popular village of Thorpe on the Hill. Viewings are by appointment only.

This extended farmhouse comprises briefly internally to the ground floor of an entrance porch, shower room, modern breakfast kitchen and living room, sunroom, utility room, rear porch and two further reception rooms. To the first floor you will find a spacious primary ensuite bedroom, two further bedrooms sharing a 'Jack & Jill' bathroom plus a further bedroom.

Externally this property offers a triple garage with a one bedroom self contained annexe above, which is currently let on a fixed term AST until September 2025 at £795pcm. Furthermore, within the landscaped grounds are several brick built outbuildings offering the potential to further develop into living accommodation or additional self contained dwellings (STPP).

It is of the agents opinion that this truly unique property, boasting many of its original features and with the potential to further develop (STPP), is something rather special and not an opportunity to be missed.

Thorpe on the Hill is located approximately a mile from the A46 offering convenient access to both Lincoln and Newark. The village boasts a primary school, public house and various organised clubs to include for walkers, bowls, craft, book and fly fishing. The local parish coordinate village events, plus there is a regularly held community cafe. Whisby Nature Park is only a short distance away offering walks, exhibitions, cafe and a shop.

EPC Rating - D (farmhouse) and D (annexe)  
Council Tax Band - F (farmhouse) and A (annexe)  
Tenure - Freehold

Porch  
5'9" x 4'4"  
Composite entrance door onto feature tiled flooring with fitted mat well, radiator, PVC front and side windows and a pendant fitting.

Entrance Hall  
PVC window to the front, feature tiled flooring, wall lighting, radiator, housed mains consumer unit and stairs rising to the first floor with storage below.

Shower Room  
9'3" x 6'9"  
Concealed cistern WC with vanity wash basin, double cubicle with Mira electric power shower. Fully tiled room with radiator, PVC front and side window, light fitting and extractor.

Breakfast Kitchen  
20'10" x 17'2"  
Base and eye level units with quartz work surfaces and matching upstands incorporating an island with a breakfast bar, under mount sinks and drainer grooves. Rangemaster professional deluxe cooker with fitted extractor over, integrated dishwasher, full size fridge and microwave. Wood flooring, PVC side windows, two vertical radiators, ceiling lighting with feature unit lighting, stone hearth with inset oak mantle.

Living Room  
19'9" x 16'3" (max measurements).  
Dual aspects with bay window to the side and sliding patio doors and window to the opposite, wood flooring, ceiling lighting, two radiators and a feature wood burning stove with stone hearth.



**Sunroom**  
20'2" x 12'3"  
PVC French doors with side panels giving access to the garden, insulated ceiling with roof lantern, wood flooring, two vertical radiators and a light fitting.

**Utility Room**  
14'7" x 13'3"  
Base and wall level units with a solid wood work surface, inset drainer grooves and Belfast sink. Space and plumbing for both a washing machine and tumble dryer, PVC front window, feature tiled flooring and low level wall tiling, ceiling lighting and a vertical radiator.

**Boiler Room**  
11'0" x 5'6"  
Floor standing Oil central heating boiler with controls, tiled flooring, radiator and lighting.

**Rear Porch**  
6'2" x 5'0"  
Composite rear door, feature tiled flooring with mat well, PVC side window, radiator and a light fitting.

**Reception Room**  
14'7" x 13'4" (max measurements).  
PVC windows to the front and rear, wood flooring, wall lighting, under stairs storage, two radiators and a wood burning stove with stone hearth.

**Reception Room**  
14'9" x 13'5"  
PVC bow window seat to the rear with a secondary PVC front window, wood flooring, wall lighting and a radiator. Stairs to the first floor.

**Stairs**  
Carpet flooring and a spot lit ceiling.

**Bedroom**  
PVC window to the rear aspect, carpet flooring, spot lit ceiling, radiator and built in storage.

**Bedroom**  
14'11" x 13'6"  
Dual aspect with PVC windows to the front and rear, carpet flooring, spot lit ceiling, radiator and built in storage.

**'Jack & Jill' Bathroom**  
9'6" x 6'10"  
Low level WC, pedestal wash basin and a clawfoot bath with shower head and hose attachment. Wood effect laminate flooring, PVC window to the front, spot light and a radiator with towel rail.

**Bedroom**  
18'0" x 14'6" (max measurements).  
PVC windows to the rear, carpet flooring, spot lit ceiling and a radiator. Access to the loft space and plentiful built in cupboards.

**Stairs / Landing**  
PVC window to the front aspect, carpet flooring, radiator, light fitting and access to the loft.

**Bedroom**  
17'3" x 17'3"  
Dual aspect room with PVC windows to both sides, carpet flooring, light fitting and a radiator.

**Ensuite**  
13'11" x 10'3"  
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath with shower head and hose attachments plus a corner cubicle housing the electric Mira power shower. PVC front and side facing windows, tiled flooring, heated towel rail, light fitting and built in storage cupboards.

**Outside**  
Accessed via Little Thorpe Lane, you're greeted by pleasant front gardens, laid to lawn with wrought iron fencing and planted gravel beds. Vehicular access onto the tarmac driveway suitable for multiple vehicles to park off road with separate gravelled access to The Granary. To the side of The Granary is a gravelled seating area housing a shed and a further gated laid lawn area with planted trees. The driveway is rich with plentiful blooming mature beds, offering an inviting first entrance to the grounds. Beyond the walled perimeter are further pristinely kept lawns and borders with Indian sandstone patio areas and trellis walkway with climbing plants leading to the garden room and greenhouse. The oil tank for the main house is sorted in a brick built shed behind the living room wall. Furthermore, you will find a gated patio seating areas and an enclosed laid lawn with planted borders, allowing for multiple purpose throughout the year. The landscaped gardens include but not exhaustively lighting, water and power supply.

**Outbuildings**  
Garden Furniture Store- 5.5 x 1.0  
PVC window onto the patio area.

**Garden Room - 4.2 x 3.6**  
Light and power.

**Workshop - 6.2 x 4.6 plus 2.2 x 1.5**  
Separately fused for light and power.

**Dog kennel - 2.4 x 2.2**  
Light and power.

**Food store - 2.2 x 2.1**  
Light and power.

**Triple Garage**  
24'3" x 11'1" (each measuring internally).  
Up and over doors to all three with the RHS being electric with side door access. Each is separately fused for light and power. LHS garage contains the floor standing oil boiler for the granary annexe above. Externally accessed to the rear of the RHS garage is an outside toilet (1.8m x 1.5m), with wall mounted sink, tiled flooring, PVC window and light.  
Behind the garages is a gravel yard, housing the oil tank for the granary and gated access to both sides. There is a small storage cupboard beneath the stairs to the granary, accessed from the gravel yard.

**The Granary Annexe**  
Accessed via an external stone staircase with wrought iron railings up to a seating area where the rolling field views can be gazed upon.

**Entrance**  
8'0" x 3'7"  
PVC side door, featured tiled flooring, radiator and a spot lit ceiling.

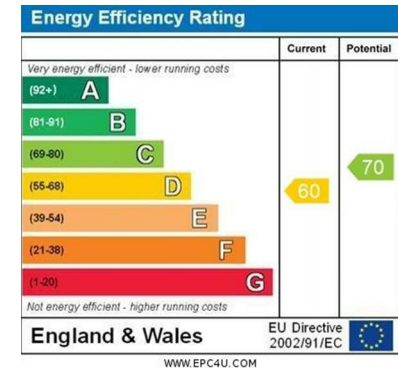
**Utility / Cloakroom**  
8'0" x 7'0"  
Base level units with laminated work surface, space and plumbing for a washing machine. Low level WC, vanity wash basin, side PVC window, feature tiled flooring, radiator, spot lit ceiling and access to the loft.

**Open Plan Living Kitchen**  
24'3" x 22'6" (max measurements).  
Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite twin sink and drainer. Freestanding electric cooker with extractor over, integrated fridge, space and plumbing for a dishwasher. Feature tiled flooring, Velux windows to the rear with front and side PVC windows, three radiators, spot lit ceiling, built in storage and digital heating controls.

**Bedroom**  
15'7" x 11'0"  
PVC front window, tiled flooring, spot lit ceiling, radiator and built in storage.

**Ensuite**  
10'11" x 8'2"  
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a corner cubicle housing the thermostatic shower. Fully tiled room with a heated towel rail, Velux rear window, spot lit ceiling and extractor.

**Fixtures & Fittings.**  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 0 Building 2</p>	 <p>Floor 1 Building 2</p>	<p><b>Approximate total area<sup>m</sup></b></p> <p>505.7 m<sup>2</sup> 5444 ft<sup>2</sup></p> <p><b>Balconies and terraces</b></p> <p>5.4 m<sup>2</sup> 58 ft<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>1.3 m<sup>2</sup> 15 ft<sup>2</sup></p>
 <p>Floor 0 Building 3</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 1.5 m/5 ft</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p>

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

