



Lock Farm , Lock Road, Alvingham Louth, LN11 7EU

- Historic farmhouse (Circa 1770) with a total of 6.5 acres (approx)
- Opportunity for conversion of two barns to holiday cottages or other uses (stp)
- Idyllic quiet rural position by Louth canal and surrounded by farmland
- Good yard offering large sheds suitable for horses, storage or other uses
- Really should be viewed to appreciate all that is offered
- A rare chance to acquire a property with so much potential

Guide: £425,000
Freehold



01507 350500
www.ruralproperty4sale.co.uk



Lock Farm Lock Road, Alvingham Louth Lincolnshire LN11 7EU

Introduction This introduction and 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.

Situation

Lock Farm is situated in an idyllic waterside location close to the village of Alvingham near Louth, and is surrounded by a range of waterways. Lock Farm is adjacent to Alvingham Lock, part of Louth Navigational Canal system which is under a restoration project. The Alvingham Mill Stream runs along the frontage of the property and the River Lud borders one of the grass paddocks. This appealing rural setting is within easy commuting distance of Louth, the coast and the Humber bank.

To drive to the property from Louth take Eastfield Road, turn left signposted Alvingham, at the T-junction turn right onto Alvingham road. Continue on this road until you reach Alvingham and bear right onto Lock road. Cross the canal and lock farm is on your left hand side.

The Georgian market town of Louth is only three miles away and boasts a bustling atmosphere with a full range of shopping and other facilities, plus it is renowned open air markets and regular farmers markets. Lincoln is just 30 miles to the west and boasts a variety of shopping, cultural and leisure activities in addition to its well respected University.

The area is easily accessible to the M180 and A1 motorway networks. Humberside international Airport is 40 minutes away and the GNER east coast rail link from Newark to Kings Cross takes around 90 minutes.

Lincolnshire is renowned for the quality of its Grammar Schools and in addition there are a range of prep schools in the area and the Lincoln Minster School at Lincoln. The nearby primary school at North Cockerington is very highly regarded

Sporting & Recreation

There are a wide variety of leisure activities available locally. There is National Hunt racing at Market Rasen Racecourse, and several well respected golf courses including Woodhall Spa, an 18 hole golf course at Louth and Kenwick Park which has a sport and fitness centre which is only about 4 miles from the property.

The Farmhouse

This charming detached farmhouse has a south west facing aspect with views over open countryside and the historic Alvingham Lock. Built in 1770 the house has an interesting history, originally an Inn House, today it still benefits from some of its original features. The property is of brick and pantile construction and offers spacious internal accommodation. Floor plans are shown in these particulars for ease of reference.

Within the grounds of the property are a range of out buildings and stabling, including a range of the original brick and pantile traditional buildings which would be ideal for conversion to holiday cottages or other uses (stp).

The dwelling, gardens, orchard and the three separate grass paddocks extend to a total of **6.75 acres (2.70 hectares)** or thereabouts, as shown on the plan.

The historic Alvingham Lock bisects the property. This Grade 2 listed lock is a significant canal landmark, it is proposed that it is going to be the first lock on the canal to be restored by the Louth Navigational Trust (www.louthcanal.org.uk). The Canal opened in 1770 when Lock Farm was built, as a transport link from Louth to the Humber. The scheme by Louth Navigation Trust is in place to restore the Canal and promote its regeneration and projects along the canal corridor. Potential purchasers should make their own enquiries in this respect.

Accommodation

The accommodation is illustrated on the floor plans, shown in these particulars, but comprises the following:-

Ground Floor

A tiled entrance porch leads you through double French doors into a spacious **entrance hall** with solid oak flooring. Leading from the entrance hall is the **living room** which benefits from a cast iron wood burning stove and a large window looking out over the front of the property.

Leading from the entrance hall is the **dining room** which has a built in China cupboard, the dining room is linked to the kitchen by the original, now worn steps. The **kitchen** benefits from Red Fire stove which is used for the central heating, tiled floor, range of high and low units, double sink and original bread oven (not in working order). Stepping down from the kitchen is the boot room/ cellar which offers useful utility space. The **garden room** has excellent views over the garden and also Alvingham Mill stream. French doors lead out onto a paved patio area.



Sitting Room



Dining Room



Dining-Kitchen



Garden Room

First Floor

Upstairs accommodation leads off from a split level landing. The spacious **master bedroom** benefits from an **en suite** which comprises of a corner shower, basin, and low level flush WC. The **second bedroom** has excellent south westerly views and a built in insulated storage cupboard and a vanity unit. **Bedroom three/ study** is situated at the rear of the property. **Bedroom four** has excellent views over the lock and orchard and has a built in basin within a vanity unit. The elegant **family bathroom** incorporates a fitted shower, panelled bath, pedestal basin, WC and airing cupboard space.

The majority of property has recently had a new roof and additional loft insulation which has cut heating bills. Double and some triple glazed hardwood windows and radiators are fitted throughout the property.

Viewing:

All viewing is strictly by arrangement through the selling agents. Prospective purchasers are requested to take these particulars with them

Fixtures and Fittings:

All fixtures and fittings, unless otherwise stated in these particulars are excluded from the sale; some items may be available by separate negotiation.

Outside:

There are a range of out buildings, which comprise of the following.

Timber workshop (10.90m x 6.03m) of timber under a plastic coated tin roof. **Two stables** (3.90m x 6.32m and 5.20m x 3.83m) which are of concrete block and brick under pantile. Which lead out into a steel under fibre cement **pole barn** (13.62m x 10.53m). Adjoining this is a **second pole barn** (14.66m x 14.43m) which is constructed of timber poles under corrugated tin, part is used as a sand turnout area.

The Old Granary (16.31m x 4.38m) is a long and narrow old traditional barn that would be ideal for conversion to holiday cottages and a range of other uses (stp) and is of brick under pantile construction, two thirds of which are double storey. There is a corrugated tin and fibre cement **lean to** (13.67m x 9.33m and 18.73m x 3.83m) against the Old Granary which incorporates two field shelters leading out into one of the paddocks. To the rear of the house is the brick under pantile **traditional barn** with a hay loft and divided into two sections and would be excellent for conversion to holiday cottages or a range of other uses (stp). There is an **outside toilet** next to the house.

The Land:

The remainder of the land is split into three paddocks and extends to a total of approximately 5 acres or thereabouts (see plan for details). One of the paddocks has approximately 330m of frontage onto Louth Navigational Canal which has potential to generate income from activities such as fishing and boat moorings subject to the attaining the relevant consent. The paddock to the east borders the river Lud. All three paddocks would be suitable for grazing. Across the lock is the orchard.

Rights of Way

There is a public footpath which runs along the eastern side of the canal. The owner of the arable farmland land to the rear of the property has a right of way.

Vendor's Solicitors:

Lewis Francis Blackburn Solicitors
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Outgoings

The property is in Council Tax Band C, equating to a current annual charge of £1198.77 to March 31st 2010.

he land is subject to annual drainage rates payable to Lindsey Marsh Drainage Board which are approximately £37.13 per annum to the 31st March 2009

Tenure:

The property is freehold with vacant possession on completion

Services:

Mains electricity and telephone (subject to BT installation regulations) are connected. Water is from a private supply. Foul drainage is to septic tank. The central heating is powered by the Red Fire stove.. No appliances have been tested by the agents.

Home information Pack (HIP) :

A HIP has been requested and will be available to view and the agents offices and on line on our website.



Master Bedroom



Side Elevation

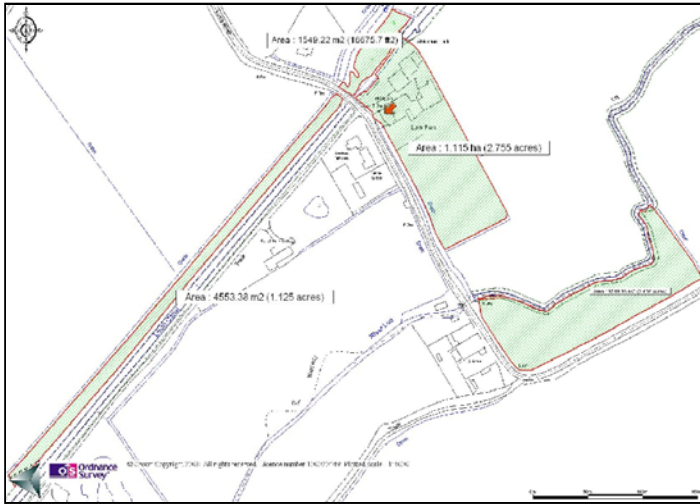


Aerial photo of farmhouse and outbuildings

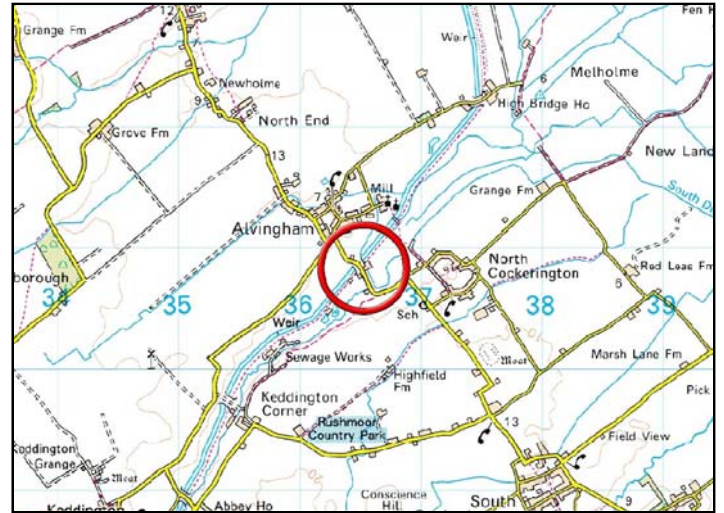


The Lock

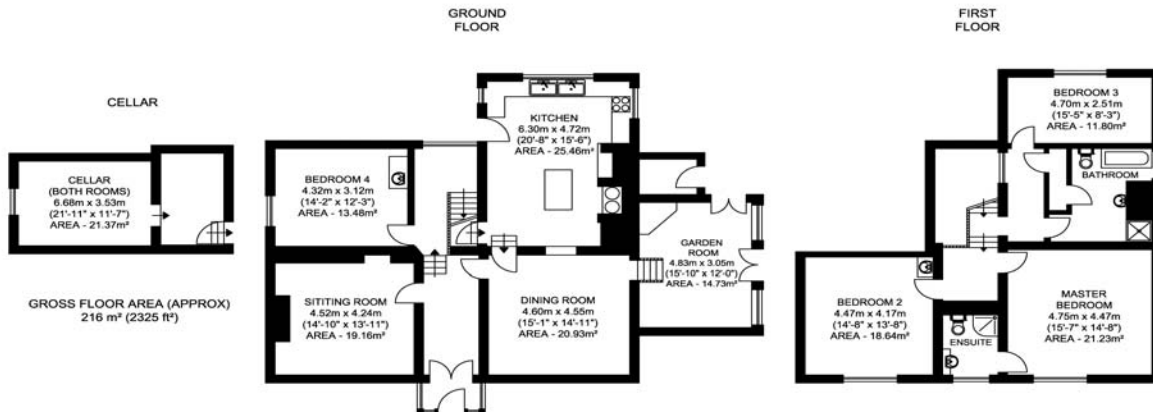
PROPERTY PLAN



LOCATION PLAN



Floor Plans



FLOORPLAN FOR ILLUSTRATIVE PURPOSES ONLY

THE NUMBER OF WINDOWS AND DOORS SHOWN IS EXACT, HOWEVER THE DIMENSIONS OF THESE ALONG WITH THOSE FOR WALLS ARE APPROXIMATE AND SHOULD NOT BE USED AS A POSITIVE REPRESENTATION OF THE PROPERTY. THE OVERALL DIMENSIONS INCLUDING SIZES AND LOCATIONS OF APPLIANCES AND FITTINGS ARE APPROXIMATE, THESE SHOULD NOT BE REGARDED AS A ACCURATE REPRESENTATION OF THE PROPERTY.

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View past the barn across the paddocks

Masons Chartered Surveyors, Cornmarket, Louth, Lincolnshire LN11 9QD

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (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;
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