



Ravensfleet Farm, Ravensfleet Road, East Stockwith, Gainsborough, Lincolnshire. DN21 3DS

- A FINE PERIOD DETACHED FAMILY HOME
- CIRCA 5 ACRES
- 5 DOUBLE BEDROOMS
- EXCELLENT RANGE OF OUTBUILDINGS
- LARGE 18m x 18m GENERAL PURPOSE BUILDING
- DETACHED BRICK BARN IDEAL FOR DEVELOPMENT
- QUIET SEMI-RURAL VILLAGE SETTING
- ENCLOSED GRASS PADDOCK & FORMAL GARDENS
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



PROPERTY DESCRIPTION

**** CIRCA 5 ACRES ** EXCELLENT RANGE OF OUTBUILDINGS WITH POTENTIAL TO DEVELOP **** A fine traditional, double fronted detached family home offering well presented and proportioned accommodation comprising, central entrance hallway, large pantry, front living room, sitting room, fitted breakfasting kitchen with a utility room, rear entrance porch leading to a workshop. The first floor provides 5 double bedrooms with a family bathroom. The property occupies a substantial plot of approximately 5 acres that provides formal family gardens, extensive parking with double entry points but with the majority of land creating an enclosed grass paddock. The outbuildings are a particular feature to the property with a large general purpose building (18m x18m) ideal for machinery/vehicle storage. To the road front there is a stunning brick built barn with matching stables behind that would, subject to planning and consent, create a unique home or become part of the existing bouse. Viewing comes with the agents highest of recommendations. View via our Gainsborough office.



ROOM DESCRIPTIONS

FRONT RECEPTION HALL

Enjoys uPVC double glazed window allowing access through to;

FRONT LOUNGE

4.58m x 4.31m (15' 0" x 14' 2") Enjoys front uPVC double glazed windows, cornicing to the ceiling, projecting chimney breast with inset stove and stone hearth.

SECOND SITTING ROOM/LOUNGE

4.26m x 4.29m (14' 0" x 14' 1") Enjoys front uPVC double glazed window, projecting chimney breast with multi-fuel stove with polished timber fire surround and quarry tiled hearth.

INNER HALLWAY

Enjoys a dog-legged staircase leading off to the first floor beneath and a low level storage cupboard.

KITCHEN

4.86m x 4.39m (15' 11" x 14' 5") Enjoys twin side uPVC double glazed windows, high level ceiling, quarry tiled floor, dresser range incorporating a porcelain white single drainer sink unit with a brass style block mixer tap, range of high and low level antique pine fitted kitchen units with inset central plate rack, projecting chimney breast with a ceramic traditional style fireplace, open fire and grate. projecting tiled hearth, cooker range with extractor unit above, further antique pine dresser range with glass fronted display cabinets and leading through to;

REAR ENTRANCE/UTILITY

4.37m x 2m (14' 4" x 6' 7") Enjoys a Belfast sink unit, woodblock working top surfaces with inset drainer, range of matching high and low level modern utilities with white door fronts, ceramic tiled floor, plumbing available for a washing machine, single glazed window and part glazed rear entrance door.

REAR PORCH

Enjoys a glazed entrance door leading to re-enforced glazed roof and allowing access through to;

LARGE WORKSHOP/STORE

3.7m x 4.35m (12' 2" x 14' 3") Enjoys a cloakroom leading off with a high flush WC suite.

FIRST FLOOR LANDING

Allows access through to;

BEDROOM 1

3.6m x 4.44m (11' 10" x 14' 7") Enjoys front uPVC double glazed window.

FRONT BEDROOM 2

4.07m x 4.3m (13' 4" x 14' 1") Enjoys front uPVC double glazed window.

FRONT BEDROOM 3

3.41m x 2.45m (11' 2" x 8' 0") Enjoys front uPVC double glazed windows.

REAR LANDING

Enjoys side uPVC double glazed window.

REAR BEDROOM 4



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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