



**Rochford Farm,
Smithfield Road, North
Kelsey Moor, Market
Rasen, Lincolnshire,
LN7 6HG**

Asking Price: £349,500

EPC: F



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Accommodation Summary:

- A CHARACTERFUL DETACHED FARMHOUSE
- APPROX 1/3 ACRE PLOT
- PEACEFUL RURAL LOCATION
- 2 RECEPTION ROOMS
- ATTRACTIVE FITTED BREAKFAST KITCHEN & UTILITY
- 4 BEDROOMS
- MODERN FAMILY BATHROOM
- GENEROUS PRIVATE GARDENS
- OFF STREET PARKING & OUTBUILDINGS
- VIEW VIA OUR BRIGG OFFICE

Description:

'Rochford Farm' is a characterful detached farmhouse set within approximately 1/3 of an acre, having a peaceful position with both field-side views and an outstanding outlook towards the Lincolnshire Wolds. The property is located on the edge of North Kelsey Moor, in between North Kelsey and the township of Caistor, which boasts a range of excellent amenities and is in the current catchment area for the popular Caistor Grammar School. The property has been fully improved structurally and modernised internally throughout by the current owners, creating a beautiful home that must be viewed to fully appreciate. The accommodation thought ideal for a professional couple or growing family briefly comprises, front entrance hall/boot room, utility room, inner hallway leading to an open plan living/dining room with feature log burning stove, separate sitting room and a spacious fitted breakfast kitchen. The first floor provides a central landing leading off to 4 generous bedrooms and a modern main family bathroom. The property boasts a generous wrap-around garden, mostly laid to lawn, offering a spacious and versatile outdoor area. A raised veranda seating area leads out from the living room creating an ideal space for outdoor dining or relaxation all year round. The rear garden is generously sized, providing ample space for various outdoor areas, perfect for entertaining or enjoying the outdoors. To the front of the property provides a substantial brick outbuilding providing practical storage or potential for other uses. A 5-bar hardwood entrance gate provides security and allows access to the driveway allowing off street parking for a number of vehicles.



Rooms:

Entrance Hall/Boot Room 13'5" x 4'3" (4.1m x 1.3m). Enjoying a spacious hallway with an attractive front composite entrance door with adjoining sidelights, with further broad front uPVC double glazed windows and a further side uPVC double glazed window, quarry style tiled flooring and sliding aluminium glazed doors allowing access through to an inner hallway and a further internal door allowing access through to;

Utility Room 6'5" x 6' (1.96m x 1.83m). With a side uPVC double glazed window with frosted glazing, a patterned working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with space for a tumble dryer, plumbing for a washing machine, tiled walls, attractive tiled flooring, a low flush WC and low level white shaker style units to the worktop with rounded pull handles.

Inner Hallway 25'4" x 7'5" (7.72m x 2.26m). Including attractive tiled flooring, a traditional single flight staircase leads to the first floor accommodation, timber beams to the ceiling, ceiling spotlights and an opening to;

Living Room 12'10" x 11'11" (3.9m x 3.63m). With sliding uPVC double glazed doors allowing access to the rear veranda, continuation of tiled flooring, a feature brick open fireplace with multi-burning fire stove, TV input, beams to the ceiling, ceiling spotlights, fitted storage units to the alcoves of the fireplace and two single wall lights.

Sitting Room 12'4" x 12' (3.76m x 3.66m). With a rear uPVC double glazed window, laminate flooring, part panelling to the walls, beams to the ceiling, TV input and two single wall lights.

Breakfast Kitchen 10'6" x 18'1" (3.2m x 5.5m). With two side uPVC double glazed windows and a rear composite entrance door allowing access to the rear garden. The kitchen enjoys a range of white shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a laminate working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side with tiled splash back, plumbing for a dishwasher, space for a tall fridge freezer, integral Beko electric oven with matching four ring induction hob with overhead canopied extractor fan with black splash back, tiled flooring and beams to the ceiling with a main supporting oak beam.



First Floor Landing Enjoys a side arched uPVC double glazed window, solid pine tongue and groove flooring and internal barn style hardwood doors allowing access off to;

Rear Double Bedroom 1 12'7" x 11'11" (3.84m x 3.63m). With a rear uPVC double glazed window and solid pine tongue and groove flooring.

Rear Double Bedroom 2 12'4" x 11'11" (3.76m x 3.63m). With a rear uPVC double glazed window and solid pine tongue and groove flooring.

Double Bedroom 3 9'10" x 11'5" (3m x 3.48m). With a side uPVC double glazed window.

Bedroom 4/Office 13'5" x 4'8" (4.1m x 1.42m). Benefitting from a dual aspect with front and side uPVC double glazed windows.

Main Family Bathroom 7'11" x 7'5" (2.41m x 2.26m). With a side uPVC double glazed with frosted glazing and a three piece suite in white comprising a p-shaped panelled bath with overhead chrome main shower with mermaid boarding splash back, a low flush WC and a rectangular vanity wash hand basin with storage units beneath, a wall mounted chrome towel heater, tiled walls, extractor fan and cushioned flooring.

Grounds The property boasts a wraparound garden being mostly laid to lawn offering a spacious and versatile outdoor area, leading through the patio doors from the living room is an overhead decked veranda seating area ideal for entertaining throughout the summer months. The garden is generously sized providing ample space for various outdoor areas being perfect for entertaining and a raised pergola creates a sheltered area for further entertaining. In addition, there is various outbuildings providing storage potential for other uses. The garden provides boundary hedging which allows an excellent degree of privacy with further open field views which provide a good amount of peace. To the front of the property includes a five bar timber entrance gate allowing access to a driveway which provides off street parking for a good number of vehicles and access to a substantial brick built outbuilding.

