



# HAYES FARM

BRANDYWHARF ROAD, WADDINGHAM, DN21 4UW



paul fox  
FINEST



# HAYES FARM (unapproved draft)

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'Hayes Farm' is a splendid stone built Georgian property dating back to 1745, located on the outskirts of the quiet rural village of Waddingham. This excellent family home which is suitable as an equestrian property or anyone needing outbuildings and land, stands within approximately 9.6 acres in total, this includes a 4.5 acre paddock to the front, an additional 2.49 acre side paddock, South facing formal gardens to the farmhouse and a further 1.25 acres of woodland sitting to the front of the property. There are a range of outbuildings comprising of 2 brick-built stables, a tack room, an excellent sized large barn and double garage with electric doors.

The accommodation briefly consists of a large modern farmhouse style kitchen, which leads through to a cozy snug with a stove, an excellent sized cloakroom accessed from the inner rear hall and rear conservatory. There are two further reception rooms to the front of the property, a dining room having an open fire, giving access to the cellar and the formal sitting room with an open fire.

To the first floor there four good sized bedrooms with bedroom three currently being used an office and a family bathroom with a roll top bath and separate shower.

To complete the accommodation, a recent addition to the living accommodation is a converted barn carried out to the highest of standards having a vaulted ceiling with beams and exposed brick work and concealed plant room that houses the wood pellet biomass boiler. This opens onto the outdoor undercover seating area, views overlooking the pond, formal garden and woodlands.



## FRONT ENTRANCE HALLWAY

Enjoys a traditional 6 panel timber entrance door with patterned top light, staircase allowing access to the first floor accommodation with grab rail, original detail tiled flooring and doors through to;

## SITTING ROOM

Measures approx 3.62m x 3.62m (). Enjoys a side uPVC double glazed window, feature inset multi-fuel cast iron stove on a raised stone flagged hearth, inset dressed stone chamber with wooden surround and mantel with adjoining display storage cabinet, beamed ceiling and an internal glazed door leads through to;

## ATTRACTIVE MODERN FITTED DINING KITCHEN

Measures approx 6.53m x 3.5m (). Enjoys surrounding uPVC double glazed windows, a front facing entrance door allowing access to the drive. The kitchen enjoys an extensive range of dove grey shaker style matching low level units, drawer units and wall units with brushed aluminium style pull handles and a deep granite top with candied splashbacks, a feature Belfast sink unit with chrome block mixer tap, space for a range cooker with overhead stainless steel canopied extractor with downlighting, attractive slate tiled flooring, chrome towel rail and TV point.





### FEATURE GARDEN ROOM

Measures approx 7.75m x 4.12m (). Enjoys twin front facing uPVC double glazed french doors allowing access through to the garden, matching front window and entrance door, two rear windows, feature vaulted ceiling with exposed joinery work, vaulted ceiling with insert ceiling spotlights, part wooden style tiled flooring and TV point.

### CONCEALED PLANT ROOM

Enjoys side uPVC double glazed windows, housing the biomass central heating boiler, fitted storage and two further fitted storerooms.

### FINE FRONT LIVING ROOM

Measures approx 4.3m x 4.62m (). Enjoys a front uPVC double glazed vertical sliding sash window, decorative dado railing, wall to ceiling coving, ceiling rose a very handsome cast iron open fireplace with project granite hearth and polished marble surround and projecting mantel and TV point.



### FORMAL DINING ROOM

Measure approx 4.62m x 4.25m (). Enjoys a front uPVC double glazed vehicle sliding sash window, detailed dado railing, wall to ceiling coving, ceiling rose, feature Victorian cast iron fireplace with inset panelled detailing, projecting tiled hearth, projecting mantel, a door allowing access to the cellar and open access through to;



### INNER HALLWAY

Grants access to a pleasant side conservatory, cloakroom and sitting room.

### CLOAKROOM

Enjoys a side uPVC double glazed window with inset patterned glazing, a quality suite comprising close couple low flush WC with a walnut effect base storage cabinet with curved chrome pull handles and with a high gloss patterned top with a circular wash hand basin with chrome mixer tap, built in matching storage cabinets, attractive wooden flooring, fitted chrome towel rail and dado railing.

### CONSERVATORY

Measures approx 3.22m x 2.63m (). Enjoys dwarf bricked walling with above half double glazed window, rear stable styled door allowing access to the garden, polycarbonate sloped roof, attractive laminate flooring and feature window looking through to the cellar.

### FIRST FLOOR LANDING

Enjoys a side uPVC double glazed window, open spell balustrading, loft access, ceiling rose and door to;

### MASTER BEDROOM

Measures approx 4.26m x 3.64m (). Enjoys a front vertical sliding uPVC double glazed sash window, quality range of fitted bedroom furniture with matching corner dressing table, TV point, wall to ceiling coving and ceiling rose.

### FRONT BEDROOM 2

Measures approx 3.24m x 4.24m (). Enjoys a front vertical sliding uPVC double glazed sash window, feature exposed cast



iron brick fireplace, built in wardrobes to one recess, matching vanity unit, wall to ceiling coving and ceiling rose.

### BEDROOM 3/ OFFICE

Measures approx 3.44m x 3.25m (). Enjoys a side uPVC double glazed window, a quality fitted office furniture range of contrasting walnut effect and gloss white with the desk unit having the option to be removed to create purely wardrobe space, feature white finished fireplace on a flagged hearth and inset ceiling spotlights.



### BEDROOM 4

Measures approx 2.28m x 2.46m (). Enjoys a front vertical sliding uPVC double glazed sash window, wall to ceiling coving and ceiling rose.

### BATHROOM

Measures approx 2.65m x 1.7m (). Enjoys a side uPVC double glazed window with inset patterned glazing, a suite in white comprising a low flush WC, vanity wash hand basin set within a gloss patterned top with contrasting storage cabinet beneath and mirrored backing, freestanding rolled top his and hers bath with central chrome mixer tap, walk in shower cubicle with mermaid boarding to walls, glazed screen, tiled flooring, fully tiled walls and a fitted twin chrome towel rail.





## GROUNDS

The property sits extremely discretely at some distant from the road, therefore creating a quiet family environment and would naturally appeal to the equestrian nature purchaser due to the land and arrangement on offer. Accessed via a private gravelled driveway and passing the front paddock to the left with a short distance to the main driveway of which is accessed via a traditional five bar Lincolnshire gate. A feature return pebbled driveway that enjoys a feature lawned island with a stone water feature and provides access to a detached double garage with ample room for multiple vehicles. The property provides a second entrance to rear of the property gained via matching five bar traditional Lincolnshire gate, where there is room and discrete storage for commercial styled vehicles and allows direct access to the stables and stalls.

To the front and side of the property there are principally lawned formal gardens with mature shrub tree boundaries creating excellent privacy with a large feature natural pond and with pebbled and sheltered seating areas. In the formal garden there is two large fenced paddocks with secure gated access which leads onto the main front paddocks and woodland area. The property sits in circa 9.5 acres, the property and formal gardens approximately 0.9 of an acre, front large paddock 4.5 acres, woodland area 1.25 acres and the further two adjoining paddocks circa 2 acres.

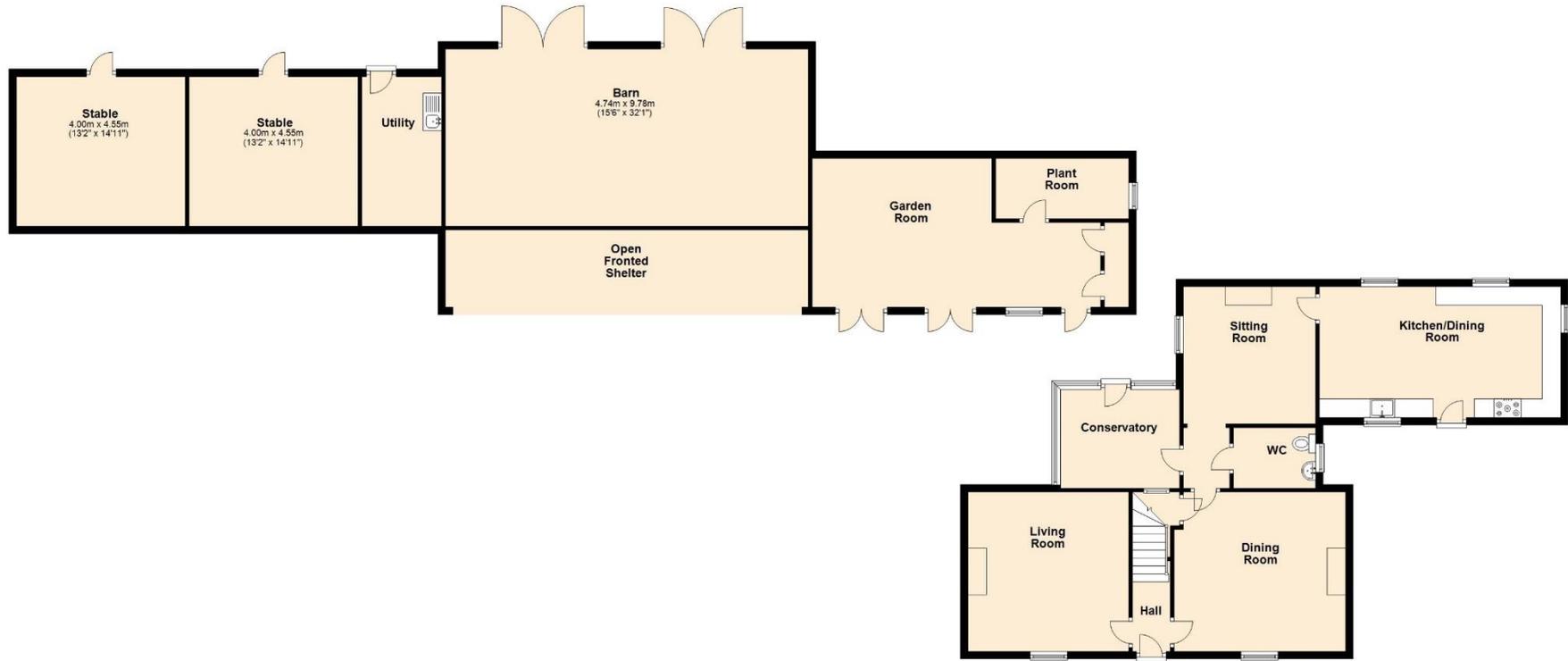
## OUTBUILDINGS

The property enjoys the benefit of a block and stone built detached double garage measuring approx 5.5m x 6.81m () with twin remote operated electric up and over entry doors, side uPVC personal door and window, pitched roof providing storage and internal power and lighting. The property enjoys further outbuildings including a large barn measuring 4.75m x 9.8m () with twin double opening timber entry doors that can be accessed from the rear driveway, the barn benefits from internal power and lighting and has an adjoining open front entertaining shelter which looks onto the formal garden. Adjoining the barn is a brick and stone built stable block which provides two

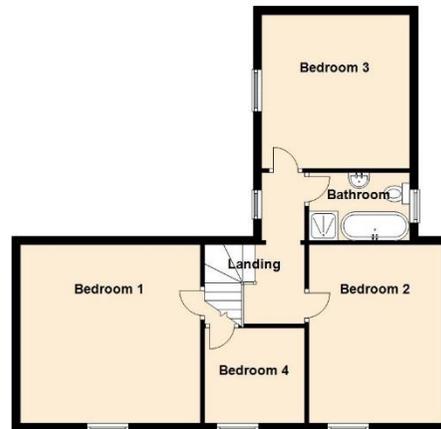


# FLOORPLAN

## Ground Floor



## First Floor







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