



WOODHOUSE  
ESTATE AGENTS



Moor Farm Grasby Road, North Kelsey Moor, LN76HJ

01377 219591

Offers in the region of **£635,000**



## Summary of Property and Location



Nestling close to the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty and enjoying all the peace and tranquillity of rural Lincolnshire, Moor Farm enjoys stunning countryside views within the popular area of North Kelsey Moor and close to the sought after village of Grasby.

Moor Farm lies within the catchment area of Castor Grammar School and Grasby Primary School was rated good by Ofsted at its last inspection (2018).

In addition to the farmhouse and garden (approximately 0.7 acre), the sale includes a two-acre paddock directly adjacent to the main drive, together with two large barns, a brick garage and a wooden summer house.

- Detached farmhouse with gardens of approximately 0.7 acre
- Additional two-acre paddock
- Range of outbuildings
- Within Castor Grammar School catchment area
- Uninterrupted countryside views on all sides
- No onward chain
- **Additional land available by separate negotiation**





The farmhouse has been well-maintained by the current owner whose family have occupied the property and farmed the local area since the 1950s. The house enjoys open views across the surrounding countryside on all sides; clever planting has created an enclosed south west-facing rear garden with a useful barbequing patio area and large wooden summerhouse.

The main house comprises dining kitchen, lounge, study area and sunroom on the ground floor. Upstairs are three double bedrooms, one with en-suite and a family bathroom. There is external access to a useful Utility / Laundry room on the far side of the car port.



Kitchen Diner – 6.7m x 3.93m A lovely warm and sunny room lined with a range of base and wall units incorporating a one and a half bowl sink unit, Cookmaster range with extractor, integrated fridge and dishwasher. A central island in the kitchen area incorporates useful additional storage and a brick fireplace with wood burner provides a focal point in the dining space.

Utility / Laundry Room 3.93m x Accessed on the far side of the car port, this room provides a range of useful purposes incorporating W.C., sink, storage cupboards and worksurfaces and currently housing the washing machine and dryer as well as being a useful repository for outdoor workwear and boots.



Step into the inner hallway, which boasts a useful storage cupboard and leads you to the rest of the property. The lounge, measuring 5.16m x 3.88m, is a spacious room with an open fire and a bay window at the front of the property, providing ample natural light. The side window and external front door access add further convenience to this room.

The sunroom is a stunning feature of the property, measuring 4.6m x 4.04m, and boasts windows on three sides, including garden doors that open out onto the rear garden patio and an enclosed garden beyond. This bright and airy room is perfect for relaxing and enjoying the view.

The study, measuring 3.38m x 2.7m, is a comfortable space that incorporates a corner desk unit with shelves. It features a window that overlooks the rear garden, making it an ideal space for work or study. The stairs lead up to the first floor, offering easy access to the rest of the property.





The first floor of the home boasts three double bedrooms, one bathroom and one en-suite.

Bedroom One is a spacious room, measuring 4.45m x 3.92m, that offers ample living space. The room features a range of built-in wardrobes, providing plenty of storage options. The two windows facing out onto the front of the property allows natural light to flood into the room, making it bright and airy. The doorway leads you into the en-suite.

The en-suite, measuring 2.86m x 2.68m, is a beautifully designed space that incorporates a bath with a shower attachment, a WC, and a basin unit with storage. The room is finished to a high standard, and the fittings are of high quality. It is the perfect place to unwind after a long day, with a relaxing bath





Bedroom Two is a generously sized room, measuring 3.93m x 3.88m, that offers a range of built-in wardrobes for ample storage. The window at the front aspect allows natural light to flood into the room, creating a bright and welcoming space.

Bedroom Three measures 3.92m x 2.64m and features two built-in cupboards, offering additional storage options. The window at the rear provides a pleasant view of garden and fields beyond.

The bathroom, measuring 2.6m x 1.77m, is a stylishly designed, modern space that incorporates a shower, WC, and a basin unit.





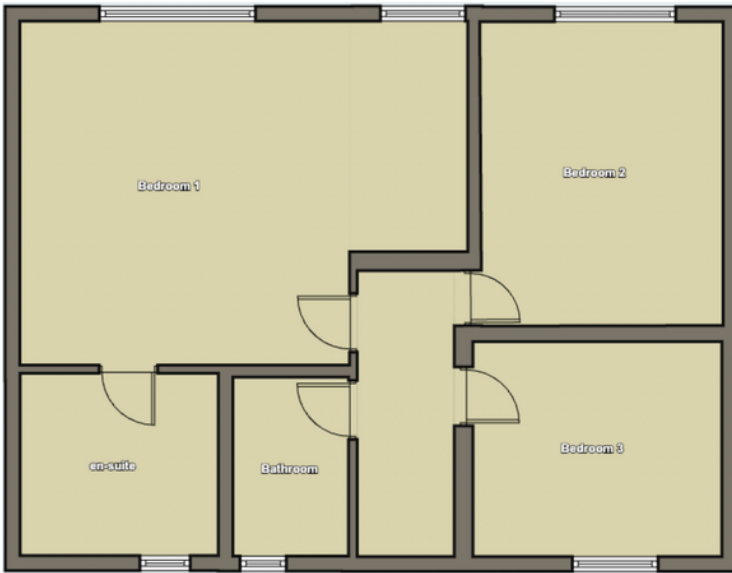
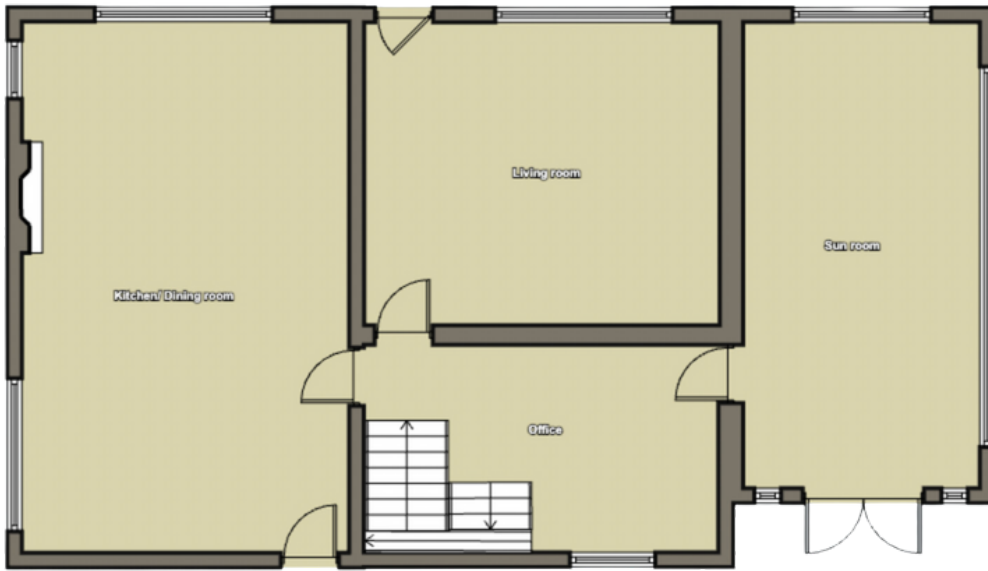


Two acre paddock situated to the right of the property



The position and sizes of rooms, doors, windows, appliances and other features are approximate only.

NOT TO SCALE



**DISCLAIMER**

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