



Peacock Farm, Roxholm Road, Westcliffe,
Ruskington, Sleaford, Lincolnshire, NG34 8RF

Will Barker
& Co

Peacock Farm, Westcliffe, Ruskington, Sleaford, Lincolnshire

£495,000

- Smallholding set in 2.34ha (5.79acres)
- Detached 3 Bed Period Cottage
- Rural Location on the Edge of the Village
- Enclosed on all sides with mature hedging
- Fenced paddock
- Mature garden with summer house
- Further Stores / Outbuilding
- No onward chain

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Location

Peacock Farm is located on the edge of the village of Ruskington. Ruskington benefits from a range of local amenities including shops, schools, a medical practice and leisure facilities, together with a railway station providing good transport links.

The property is located 4 miles north from the market town of Sleaford, 15 miles from the Scenic town of Woodhall Spa and 16 miles south from the Historic City of Lincoln.

The Cottage

The house itself is a period brick cottage with quaint features.

The ground floor briefly comprises; and external porch, entrance hall, W.C., kitchen/breakfast room, dining room, lounge with log burner, storage/study.

The first-floor comprises; 3 bedrooms, a modern family bathroom, with a bath and separate shower, and a storage room.

The house is set in a mature garden with a kitchen garden and ample parking and turning space. Within the garden is a round feature summer house.

Council Tax Band – D EPC rating – E

Outbuildings

Along with a single garage the property benefits from a range of open barns and a workshop, suitable for a range of uses.

The Land

The land surrounding the property extends to approximately 1.80ha (4.44ac) and comprises a fenced paddock and area of woodland with an access track/walkway around the whole property to maintain the external fences and hedges. There are no rights of way over any of the property nor any close neighbours, making Peacock Farm very private.



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Access

The property is accessed directly off Roxholm Road, Ruskington. The property is accessed directly off Roxholm Road, Ruskington through electric gates. Parking is in a large gravel area to the side and rear of the house along with a sweeping drive to the buildings.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these sales particulars.

Land registry title – The property is part of land registry title LL263177

Services

The property has the benefit of a mains electrical supply and mains water. Foul water is to a private septic tank.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty.

Plans & Areas

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

Prospective purchasers wishing to view the property should make a prior appointment strictly through the selling agents. Those wishing to view the property do so at their own risk.



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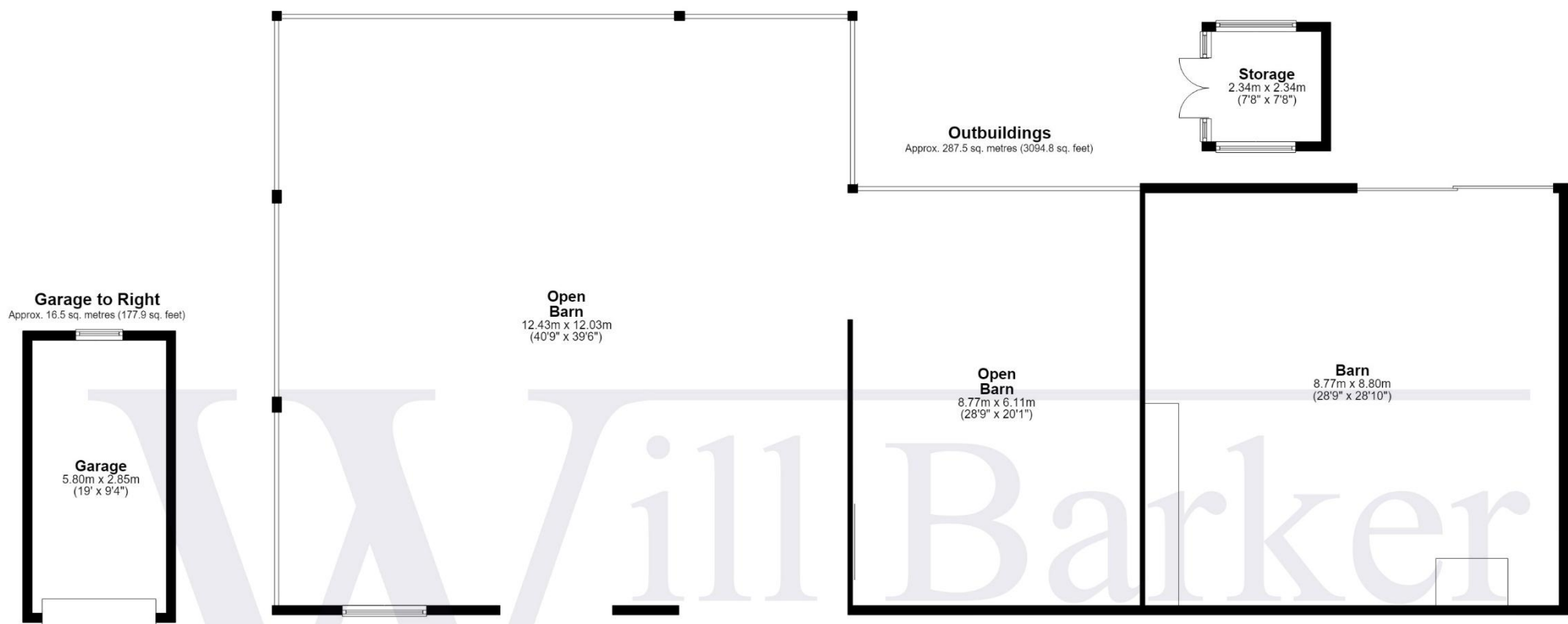
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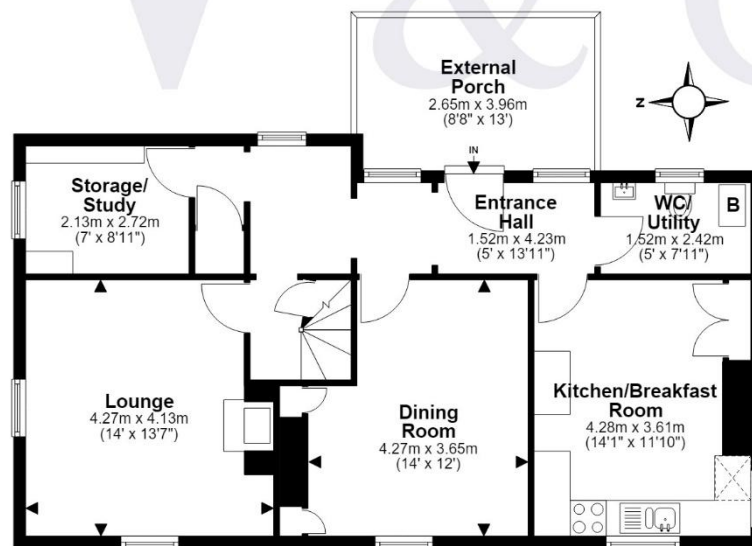




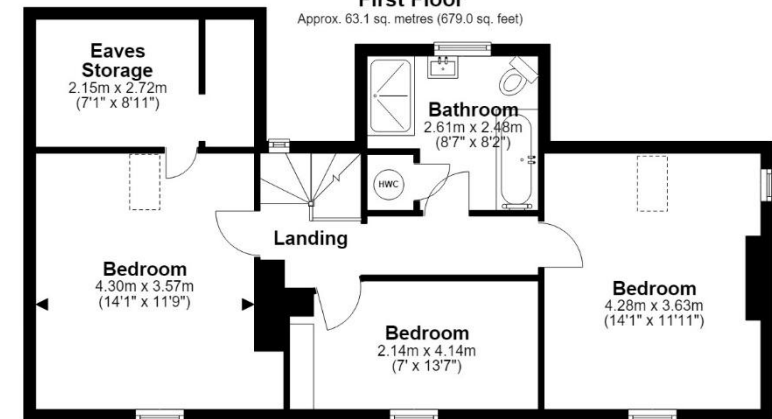




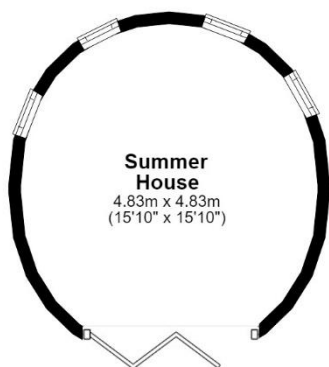
Ground Floor
Approx. 74.2 sq. metres (798.7 sq. feet)
(excluding External Porch)



First Floor
Approx. 63.1 sq. metres (679.0 sq. feet)



Summer House to Rear
Approx. 24.8 sq. metres (266.9 sq. feet)



Total area: approx. 466.1 sq. metres (5017.3 sq. feet)



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