

Lot 1: Gautby House Farm

£ 400,000

📍 Lot 1: Gautby House Farm, Gautby, Lincolnshire, LN9 5RW

A wonderfully positioned farm in a picturesque location with a substantial five bedroom farmhouse a range of traditional and modern farm buildings.

Gautby Farmhouse is in need of a full programme of renovation, offering a purchaser a blank canvas. The traditional outbuildings provide a possibility for further accommodation, subject to planning. The agricultural buildings provide grain and general purpose storage facilities for farming and alternative uses.

The land has been well farmed by a local contractor and is predominantly in cereal rotation with a number of pasture fields. The land is classified as being Grade 3 under the Ministry of Agriculture Fisheries & Foods Provisional Land Classification plans. The farmland is also complemented by a picturesque amenity lake.

Situation

Gautby House Farm is situated between the village of Minting and the hamlet of Gautby, just 7 miles from the historic market town of Horncastle, where local services, shops, schools and leisure facilities are available.

The Cathedral City of Lincoln lies about 14 miles to the west of Gautby House Farm, offering a comprehensive range of business, leisure and cultural opportunities and the highly regarded Lincoln Minster School.

Railway services are available at Lincoln which links to Newark Northgate, with fast services into London Kings Cross. A number of arterial roads are within easy reach including the A1, A15, A16, A158 and A46.

Lot 1 -16.25 acres (6.68 hectares) Gautby Farmhouse, Gardens, Buildings including Cattle Building, General Purpose Building, Dutch Barn, Grainstore.

Gautby Farmhouse is located to the south of the village of Minting, accessed directly from a large stone private driveway, and is very well positioned in a private and secluded location. The property is impressive with a wealth of character and retains many period features.

On entering the farmhouse you immediately enter the main hallway, branching off is a dining room with an open fire, there is a first reception room, again with an open fire; both rooms have sweeping views over the mature garden. Following through the hallway is the second reception room, with pantry and store leading off, continuing through to a large kitchen with a back door to the rear of the property and a downstairs WC.

On the first floor are two spacious bedrooms with three smaller bedrooms, and a further bedroom/study and a large family bathroom.

Viewing

Strictly by appointment with selling agents Savills or Fisher German - contact details on the brochure.

Tenure and Method of Sale

The farm will be sold by Private Treaty. Freehold with vacant possession upon completion.

Holdover

The vendor requires holdover on the grainstore until June 2018.

Services

Gautby Farm benefits from mains water and electricity.

Fixtures and Fittings

Only those items specifically referred to in these particulars are included in the sale.

Nitrate Vulnerable Zone

The agent does believe the land to be situated within a Surface Water Nitrate Vulnerable Zone and is subject to the usual restrictions. The purchaser is to satisfy themselves of this.

Boundaries

The vendor and the vendor's agent will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. The purchaser will satisfy themselves as to the ownership of any boundaries.

Disputes

Any disputes arising as to the boundaries or any point arising in the General Remarks or particulars, schedule, plan or interpretation of any questions, shall be referred to the Arbitration of the selling agents whose decision acting as experts shall be final. The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

Wayleaves, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned on these particulars or not. It is believed a footpath runs through the northern part of Lot 8.

VAT

Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then such a tax will be payable by the purchaser.

Plans and Areas

Areas and schedules on the plans attached to these particulars are based on the OS National Grid and are for reference only. Purchasers must have satisfied themselves of the schedules. View payable Stamp Duty for this property

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