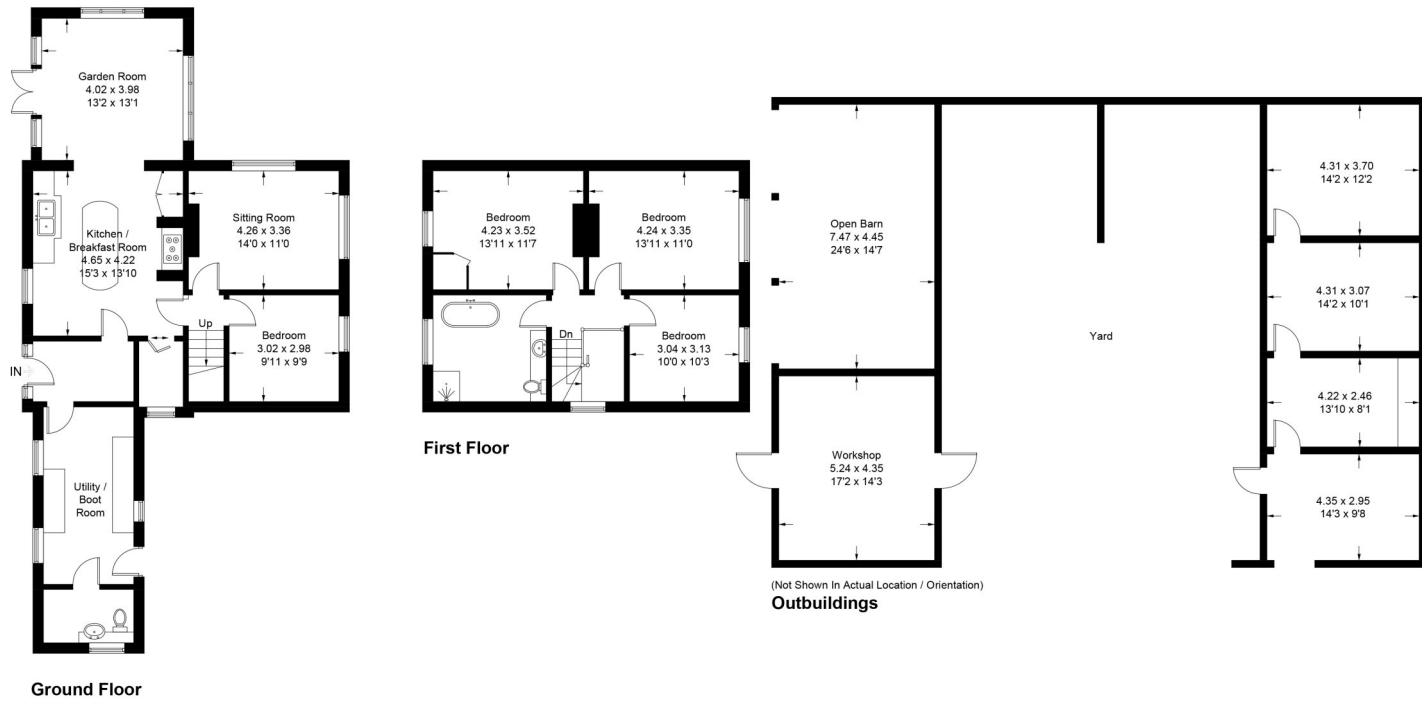


EPC TO PHOTOS

**Bridge Farmhouse**  
Approximate Gross Internal Area  
Ground Floor = 91.4 sq m / 984 sq ft  
First Floor = 56.2 sq m / 605 sq ft  
Outbuildings = 64.4 sq m / 693 sq ft  
Total = 212 sq m / 2282 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Bridge Farmhouse, Cow Drove, South Kyme, Lincolnshire, LN4 4AL

£475,000 Freehold

Winkworth are delighted to offer for sale this semi-rural former Farmhouse set in substantial grounds with a development opportunity.

The property benefits from a fantastic sized plot with a 360 degree view of beautiful Lincolnshire countryside. There is also two old barns which could be renovated to create separate annexes or be used as a potentially profitable investment for those holiday seekers wanting to escape to the countryside.

STUNNING FARMHOUSE | SET IN SUBSTANTIAL LANDS | DEVELOPMENT OPPORTUNITY | 360 DEGREE FIELD VIEWS | AMPLE PARKING | RURAL LOCATION | GARDEN ROOM | WELL PRESENTED THROUGHOUT | SPACIOUS ACCOMMODATION | BIO MASS BOILER | TWO BARNs WITH POTENTIAL | VIEWING HIGHLY ADVISED



## ACCOMMODATION

Entrance Hall

Living Room - 14'10" x 11' (4.52m x 3.35m)

Kitchen/Breakfast Room - 15'3" x 13'10" (4.65m x 4.22m)

Garden Room - 13'2" x 13'1" (4.01m x 4m)

Utility Room

Downstairs Shower Room - 9'11" x 9'9" (3.02m x 2.97m)

Study/Downstairs Bedroom

Bedroom One - 13'11" x 11'7" (4.24m x 3.53m)

Bedroom Two - 13'11" x 11' (4.24m x 3.35m)

Bedroom Three - 10'3" x 10' (3.12m x 3.05m)

Family Bathroom

Open Barn - 24'6" x 14'7" (7.47m x 4.45m)

Workshop - 17'2" x 14'3" (5.23m x 4.34m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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With the original part of the house dating back to 1891, this stunning period home boasts many original character features coupled with a modern interior. The extension to the Kitchen was completed by the current owners to create a cosy Garden Room with a vaulted ceiling and windows to all aspects.

The Kitchen is a bespoke shaker style with ample worktop space with an island at the centre and a window to the front aspect overlooking the garden. There is also a Utility Room/Boot Room downstairs, along with a fully tiled Downstairs Wet Room which is a great added bonus for somewhere to bring the dogs in after a long walk to clean.

There are Four Double Bedrooms, three of which being upstairs and another one downstairs, all with views over stunning countryside, along with a recently modernised four piece suite Family Bathroom.

A viewing of this property is highly recommended to appreciate the size and position of this rarely available home.

