



**Cliff Farm, Normanby Cliff,  
Market Rasen, LN8 2AE**



Book a Viewing!

**£695,000**

Cliff Farm is a Detached Farmhouse set within approximately 3.8 acres (STS), including fenced paddocks and established gardens, occupying a rural position on the outskirts of the sought-after village of Normanby-by-Spital. Surrounded by open fields and countryside, the property offers a setting suited to those seeking equestrian facilities, smallholding potential or rural living whilst remaining within accessible distance of nearby amenities. The property is considered ready for equestrian use immediately, with the former double garage having been converted into a stable block comprising three stables with electricity already connected. The paddocks are securely fenced with electric fencing in place, making them suitable for horses and a variety of livestock or animals. There is also potential for a ménage, subject to any necessary planning permissions and consents. No Onward Chain.



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**SERVICES**

All mains services available. Oil central heating. Drainage to septic tank.

**EPC RATING** – E.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The property is located on the outskirts of the small rural village of Normanby-by-Spital situated approximately 12 miles North of Lincoln, 2 miles South East of Caenby Corner and 7 miles West of the Market Town of Market Rasen. There is easy access to the A15 which in turn gives good access into Lincoln or North to the M180, M18 and beyond. The village benefits from a well regarded primary school rated a "Good School" by Ofsted, public house and a post office.



## ACCOMODATION

### PORCH

7' 8" x 14' 1" (2.34m x 4.29m) With tiled flooring throughout, uPVC external door and windows to rear elevation.

### UTILITY ROOM

6' 1" x 5' 7" (1.85m x 1.7m) With tiled flooring throughout and frosted window to rear elevation.

### HALL

With wooden flooring throughout, radiator, doors off and stairs rising to first floor.

### KITCHEN

10' 0" x 13' 0" (3.05m x 3.96m) With tiled flooring throughout, fitted with a range of wall and base units incorporating Belfast sink, integrated double oven, integrated electric hob with extractor fan over, radiator, and double aspect uPVC windows to side and rear elevations and opening into dining area.

### SNUG/DINING ROOM

11' 11" x 15' 7" (3.63m x 4.75m) With wooden flooring throughout, radiator, multi-fuel burner, external front door and uPVC double glazed window to front elevation.

### DINING AREA

12' 0" x 10' 5" (3.66m x 3.18m) With wooden flooring throughout, fitted with a range of base units and uPVC double glazed window to front elevation.



### LIVING ROOM

17' 7" x 14' 3" (5.36m x 4.34m) With wooden laminate flooring throughout, radiator, uPVC double glazed window to front elevation and uPVC double glazed patio doors to side elevation.

### BEDROOM 4

8' 4" x 14' 3" (2.54m x 4.34m) Located on the ground floor with wooden laminate flooring throughout, radiator and uPVC double glazed window to rear elevation.

### BATHROOM

10' 6" x 4' 10" (3.2m x 1.47m) With low level WC, wash hand basin, shower and uPVC double glazed frosted window to rear elevation



### LANDING

With radiator and doors off opening into walk-in wardrobe and storage area.

### BEDROOM 1

12' 4" x 14' 0" (3.76m x 4.27m) With radiator and uPVC double glazed window to front elevation.

### EN-SUITE

11' 3" x 7' 10" (3.43m x 2.39m) Tiled flooring throughout, low level WC, wash hand basin, radiator, walk-in shower and uPVC double glazed Velux window.

### WALK IN WARDROBE

6' 8" x 5' 10" (2.03m x 1.78m) Carpeted throughout.





#### BEDROOM 2

12' 0" x 11' 7" (3.66m x 3.53m) With radiator, uPVC double glazed window to front elevation and built-in wardrobes.



#### BEDROOM 3

12' 0" x 12' 2" (3.66m x 3.71m) With radiator, uPVC double glazed windows to front elevation, built-in wardrobe.



#### BEDROOM 5/ STUDY

6' 11" x 9' 10" (2.11m x 3m) With radiator and uPVC double glazed Velux window.



#### BATHROOM

7' 10" x 11' 0" (2.39m x 3.35m) With wooden flooring throughout, radiator, freestanding bath with double taps, low level WC, wash hand basin, airing cupboard and UPVC double glazed window to side elevation.

#### STABLE

21' 4" x 24' 7" (6.5m x 7.49m) The former double garage has been converted into a stable block comprising three stables with electricity. The paddocks are securely fenced with electric fencing in place, making them suitable for horses and a variety of livestock or animals. There is also potential for a ménage, subject to any necessary planning permissions and consents.

#### OUTSIDE

The external of the property boasts well maintained lawned areas to all aspects. The plot extends to approximately 3.8 acres (STS) and includes three separate paddocks. Further external facilities include additional outbuildings, a tack room, chicken house/hay storage, poly tunnel, feed room, tack room, a 20ft x 8ft container, railway carriage, enclosed garden areas and a container/workshop with electricity connected, offering versatility for storage, hobbies or agricultural use.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.n.e](http://mundys.n.e)

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Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co and Gilsen Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

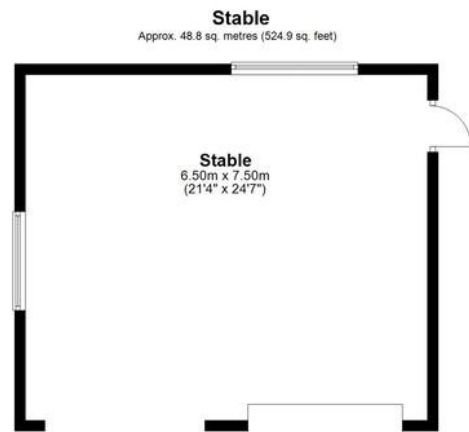
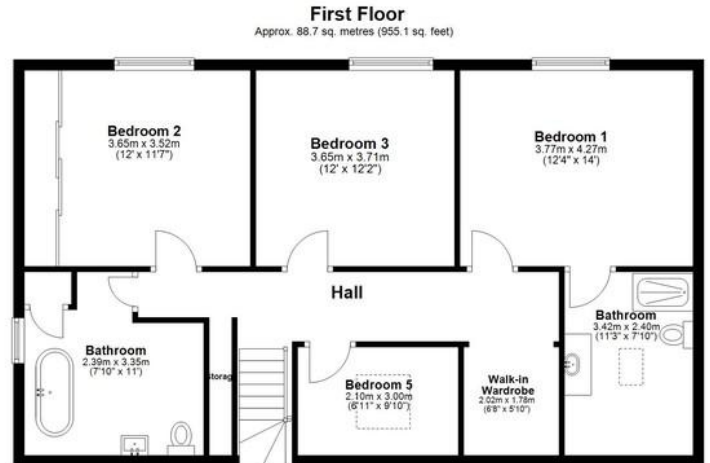
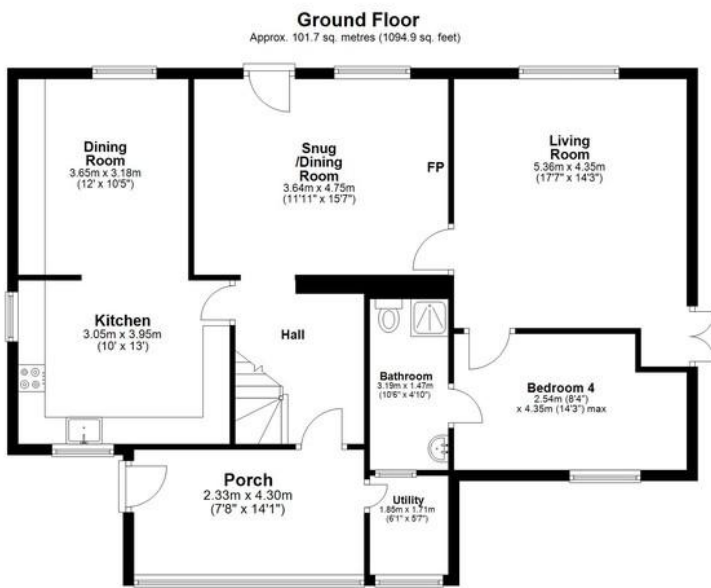
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**Total area: approx. 239.2 sq. metres (2575.0 sq. feet)**

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

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Plan produced using PlanUp.

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**22 King Street**  
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**46 Middle Gate**  
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