



# Hough Lane, Grantham

Guide Price: £455,000



acorus®

**Hough Lane  
Carlton Scroop  
GRANTHAM  
NG32**

A four bedroom single storey farmhouse providing ample accommodation and set in a good sized plot with detached double garage and mature garden. The dwelling was created from a converted barn and retains some original features.

**THIS PROPERTY IS SUBJECT TO AN  
AGRICULTURAL OCCUPANCY CONDITION**

(Please refer to this section in the details for further information).

**FOR SALE BY PRIVATE TREATY**  
Freehold with vacant possession on completion

**Guide Price: £455,000**

REF: C383

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

The farmhouse is set in a rural location to the north of the village of Carlton Scroop. The Sudbrook Moor Golf Club is close by.

Carlton Scroop and the surrounding villages provide a good range of local amenities with a post office, village hall and primary school in Carlton Scroop itself.

The traditional market town of Grantham is easily accessible via the A1 and offers a variety of services, amenities and tourist attractions.

## DESCRIPTION

A four bedroom single storey farmhouse providing ample accommodation and set in a good sized plot with detached double garage and mature garden. The dwelling was created from a converted barn and retains some original features.

## ACCOMMODATION

With UPVC double glazing throughout, the accommodation comprises;

Entrance Hall

Cloakroom  
W/C and wash hand basin.

## ACCOMMODATION

Bedroom 1  
4.46m x 4.50m

Bedroom 2  
3.45m x 4.26m

Bedroom 3  
2.65m x 4.26m

Family bathroom  
2.84m x 3.37m  
W/C, corner bath and vanity units with inset wash hand basin.

Bedroom 4/Study  
4.01m x 3.10m

Living Room  
5.46m x 4.19m  
Open fireplace with wood burning stove, door to Kitchen.

Garden Room  
6.25m x 2.64m  
Double doors to rear garden.

Dining Room  
3.64m x 3.30m  
Door to outside.

Kitchen  
4.51m x 4.41m  
Tiled floor, wooden wall and base units with laminate worktops over, built-in hob (not tested), space for cooker, 1.5 stainless steel sink unit, double doors to Dining Room.

Utility Room  
3.29m x 2.71m  
Door to outside.

## OUTSIDE

Detached double garage with stable type doors.  
6.27m x 5.96m

Mature garden but in need of improvement.

## NOTE

There may be some land available by separate negotiation which extends to approximately 3.5 acres (1.42 hectares). This land is under separate ownership and therefore a sale would be under a separate agreement.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

## AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 9 February 1984 for 'Change of use of farm building to dwelling in connection with agriculture'. The permission was subject to an agricultural occupancy condition. Condition two states:

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry or a dependant of such a person residing with him (but including a widow or widower of such a person).'

## UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

## SERVICES (not tested)

The property is provided with mains water and electricity.  
Drainage is to a septic tank.  
Central heating is provided by oil.

## ENERGY PERFORMANCE

RdSAP Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

## LOCAL AUTHORITY

South Kesteven District Council  
[www.southkesteven.gov.uk](http://www.southkesteven.gov.uk)  
01476 40 60 80

Council Tax Band D.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by appointment with the selling agent Acorus.



#### IMPORTANT NOTICE

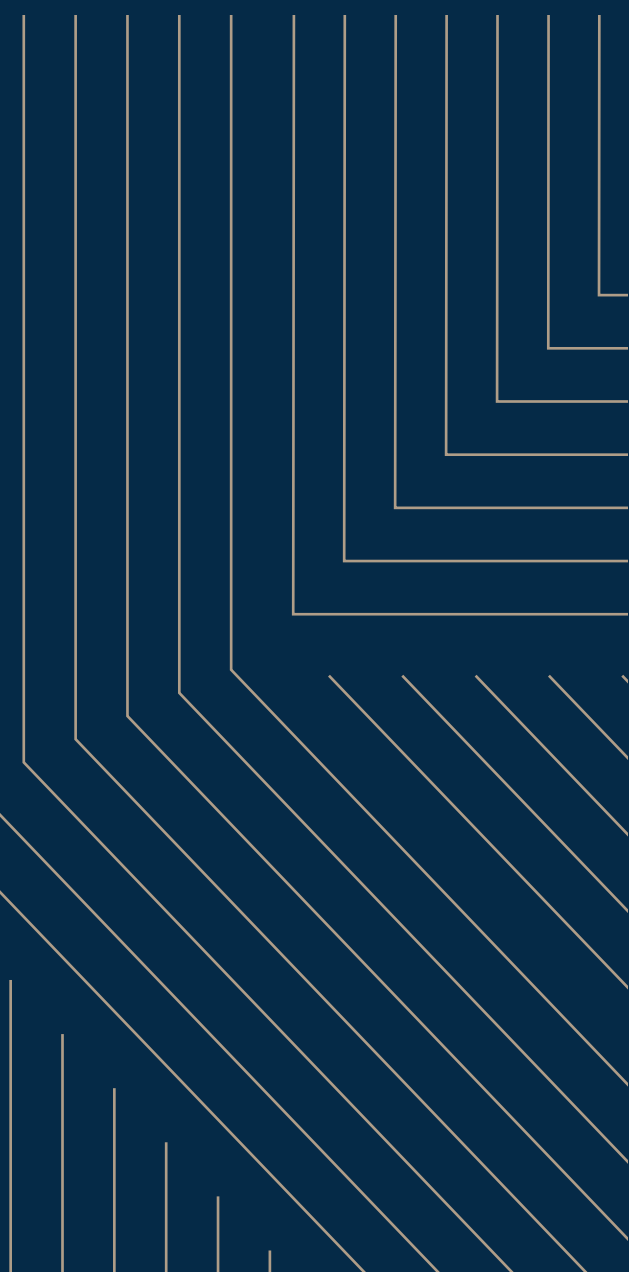
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1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

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