

Pygott & Crone

Clayfield Farm, Fen Road

Ruskington, Sleaford, Lincolnshire, NG34 9TH

£630,000

4 Bedroom Detached House

- Freehold
- Substantial four-bedroom detached farmhouse of approximately 2,530 sq ft
- Approximately 1.5 acres of grounds with adjoining farmland beyond
- Significant potential to establish a business from home, subject to consents
- Extensive range of outbuildings, workshop, greenhouse, stores and double carport
- Large integral garage with potential for alternative use, subject to relevant consents
- Four reception rooms including study, lounge, garden room and dining room
- Long driveway providing extensive parking for vehicles and equipment
- Semi-rural village-edge position with excellent lifestyle and business potential
- EPC Rating - B, Council Tax Band - F

Click here to access the Energy Performance Certificate for Clayfield Farm, Fen Road, Ruskington, Sleaford, Lincolnshire, NG34 9TH





Overview

An individual and substantial Country Home with Exceptional Business & Lifestyle Potential

An exciting and increasingly rare opportunity to acquire a substantial four-bedroom detached farmhouse set within approximately 1.5 acres, occupying a semi-rural position on the edge of the popular village of Ruskington. Although currently the land is all garden, the extent of it affords the opportunity for smallholders, ponies or other small livestock.

Whilst Clayfield Farm provides a spacious and comfortable family home of approximately 2,530 sq ft, it is the combination of the extensive grounds and range of outbuildings that creates the property's real versatility. The layout provides considerable scope for a purchaser wishing to establish a business from home, create dedicated workspace, develop a hobby or equestrian facility, or simply make greater use of the extensive buildings and grounds, subject to any necessary planning and other consents.





The main house provides generous and flexible accommodation, with four reception rooms and four bedrooms. The ground floor includes a welcoming hallway, cloakroom, study, substantial lounge with wood-burning stove, garden room, dining room and an impressive traditional kitchen with central island and breakfast bar. The kitchen is very much the heart of the home and provides a particularly sociable space for family life and entertaining.

Upstairs are four bedrooms, with the principal bedroom enjoying dual-aspect windows, together with a family bathroom, separate shower room and WC. Bedroom two has the benefit of a currently disused lift descending to the garage, providing an interesting feature and potential for alternative use.

A particularly important feature for those considering business use is the large integral garage, which incorporates a utility area and offers potential to be converted to a variety of uses, subject to the relevant consents.

Business & Working-from-Home Potential





The property lends itself particularly well to buyers who want to combine their home and business in one location. The extensive outbuildings include a double carport, brick buildings with an outside WC and wood store, a timber workshop, large greenhouse and mower store. These provide a considerable amount of existing ancillary space which could potentially be adapted for a variety of business, leisure or working purposes, subject to planning.

Depending upon the purchaser's requirements and the necessary permissions, the property could potentially suit uses such as a workshop or studio, professional home office, creative business, storage-based business, rural enterprise or other home-based operation.

The long driveway provides extensive parking and leads through to the double carport, giving the property an important practical advantage for anyone requiring additional vehicles, equipment, customers or business-related deliveries. The brochure also confirms that the initial section of the driveway is subject to a 4m right of access in favour of the adjoining farm.





Outside, the approximately 1.5 acres provide a superb combination of formal gardens, mature trees, established borders and a more informal paddock area to the rear. The gardens back directly onto adjoining farmland, providing an attractive rural outlook and a genuine feeling of space and privacy.

With solar panels, oil-fired central heating, uPVC double glazing and an EPC rating of B, the property also combines its character and potential with useful modern features.

This is therefore a property that offers far more than simply a large family home. Clayfield Farm provides an opportunity to create a home, workspace and business environment within the same substantial holding, whilst enjoying the benefits of a semi-rural location on the edge of a well-served village.

AGENTS NOTE

Planning permission and any other relevant consents would be required for changes of use, conversion or development. The brochure establishes the existing accommodation and buildings but does not confirm that any particular business use has planning consent.

The property's drainage is to a septic tank











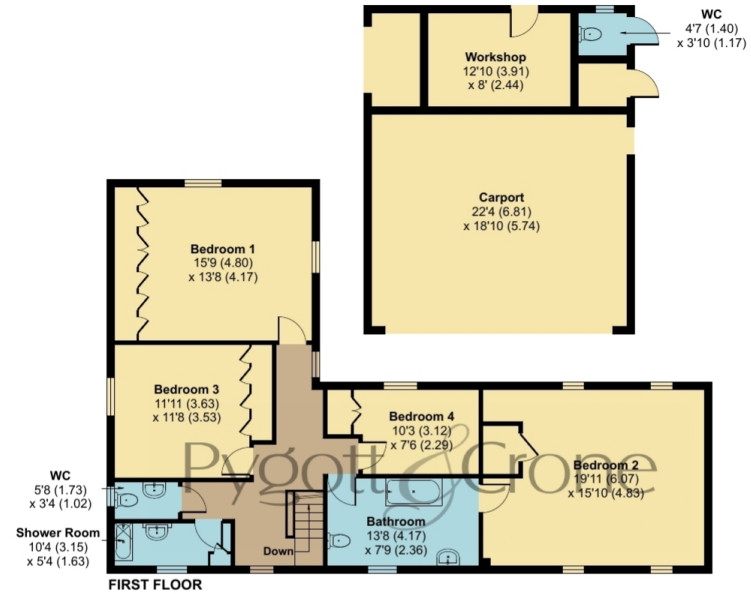






Fen Road, Ruskington, Sleaford, NG34

Approximate Area = 2530 sq ft / 235 sq m (excludes carport)
Outbuildings = 176 sq ft / 16.3 sq m
Total = 2706 sq ft / 251.3 sq m
For identification only - Not to scale



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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Pygott & Crone. REF: 1121324

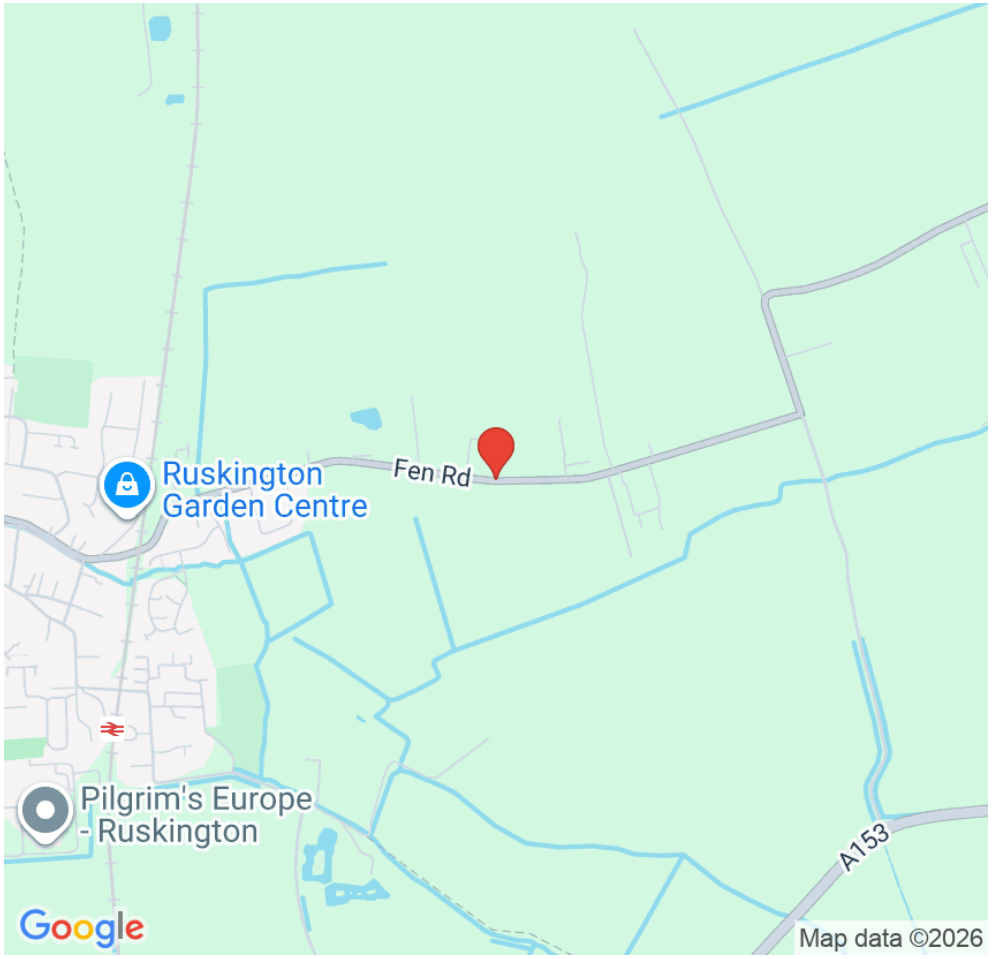








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Ahmed Jlil
Financial Services Director
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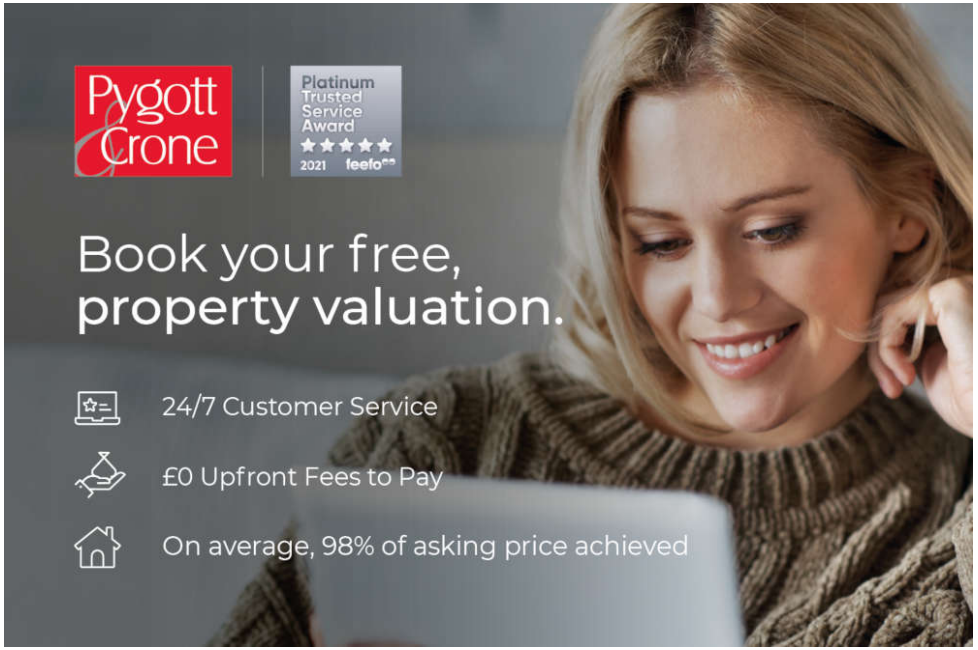











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