ARK PROPERTY

Westview Farm House Red Cow Drove, Moulton Marsh, PE12 6LW

£450,000

- Three car car port
- Beautiful looking farm house
- 0.75 of acre approx
- Vaulted kitchen breakfast room
- Three reception rooms
- Versatile outbuilding
- Mature plot with an abundance of different trees
- Four good size bedrooms
- Four bathrooms over three floors
- Register with Ark for all new listings

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Situated on approximately 0.75 of an acre, this charming farmhouse is beautifully tucked away, offering an exceptional sense of privacy along with generous indoor and outdoor space.

Approached via a driveway concealed behind mature trees, the property enjoys a peaceful setting and boasts a spacious three-car carport. This characterful farmhouse has been thoughtfully extended and enhanced over the years while retaining its original charm and period features.

Inside, the home offers three versatile reception rooms, each full of character and unique features. A stunning vaulted extension, added over 20 years ago, has created a beautiful farmhouse-style kitchen that blends seamlessly with the original property, providing a wonderful space for everyday family living and entertaining.

The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom with the added convenience of an en-suite shower room. The second floor is dedicated to an impressive bedroom suite, complete with its own en-suite, making it an ideal principal suite or guest accommodation.

Set within delightful grounds of approximately 0.75 acres, this is a truly attractive farmhouse in a wonderful setting, offering a rare combination of privacy, character, and generous living space.

Entrance Hall 11'10" x 5'10" (3.61m x 1.80m)

Solid oak door to front. Skimmed ceiling. Tiled flooring, Stairs leading to first floor landing. Understairs storage area.

Lounge 11'8" x 13'1" (3.57m x 4.00m)

Wooden sash window to front. Skimmed ceiling. Veneered oak floor boards. Fitted storage cupboards. Inglenook fireplace with wooden surround, brick hearth with fitted multi fuel burner.

Snug 11'9" x 13'1" (3.60m x 4.01m)

Wooden sash window to front and side. Skimmed ceiling. Veneered oak flooring. Feature wooden fire surround with tiled inserts and brick hearth with fitted Pot Belly stove.

Kitchen/Breakfast Room 19'0" x 12'7" (5.81m x 3.85m)

Georgian sash window to front, side and rear. Vaulted beamed ceiling. Wall lights. Original quarry tiled flooring. Fitted with a wide range of handmade units with solid oak wood worktops. Inglenook fireplace with beam. Rangemaster cooker with 7 ring gas hob and electric oven. Sink unit with drainer and mixer tap. Part wood panelling to walls.

Dining Room 7'4" x 17'9" (2.25m x 5.42m)

2 Georgian style wooden glazed windows to rear. Beamed ceiling. Original quarry tiled flooring. Wood panelling to walls.

Utility Room 7'9" x 11'1" (2.37m x 3.38m)

Georgian style window to the rear. Beamed ceiling with spotlights. Quarry tiled flooring. Worktop space. Space and plumbing for washing machine. Space for tumble dryer. Space for freezer. Bespoke built in cupboards with built in wine rack. Space for American fridge freezer. Air Source heating system.

Shower Room

Skimmed ceiling. Quarry tiled flooring. Fully tiled walls. Extractor fan. Toilet. Wash hand basin. Tiled shower enclosure with fitted thermostatic shower.

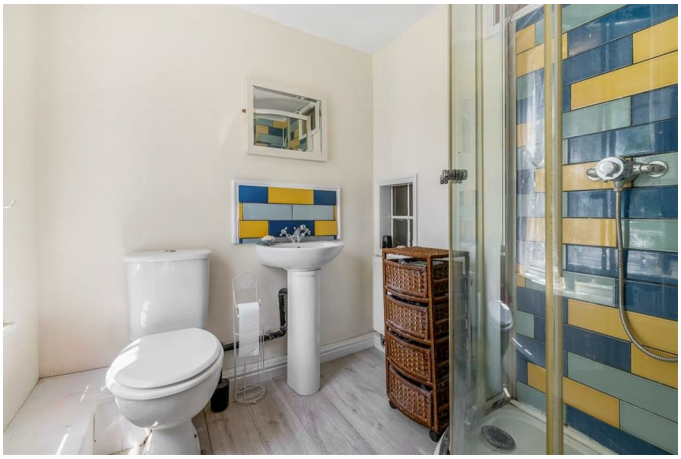
First Floor Landing

Doors to bedrooms and bathroom.

Bedroom 2 12'2" x 13'5" (3.72m x 4.11m)

Wooden sash window to front. Skimmed ceiling. Radiator. Oak flooring. Feature wrought iron fireplace.

En-suite 5'10" x 5'9" (1.80m x 1.77m)



Wooden sash window to front. Skimmed ceiling. Radiator. Oak effect flooring. Fitted with a three piece suite comprising toilet. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Tiled shower enclosure with fitted thermostatic shower.

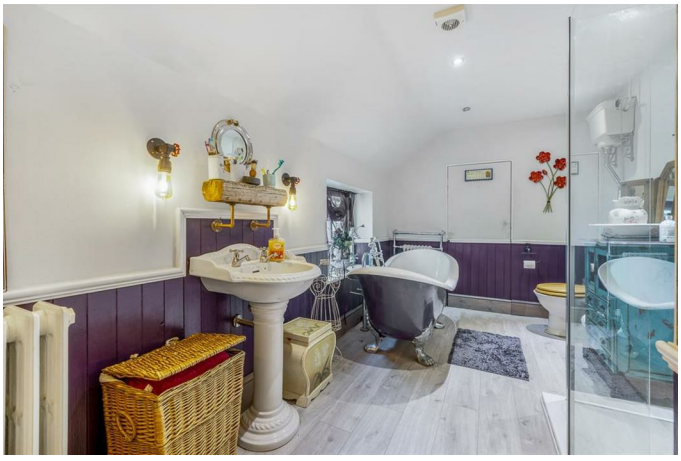
Bedroom 3 12'2" x 13'1" (3.73m x 4.00m)

Wooden sash window to front. Skimmed ceiling. Picture rail. Radiator. Oak flooring.

Bedroom 4 7'5" x 13'4" (2.27m x 4.07m)

Georgian style wooden window to side. Skimmed ceiling. Loft access. Radiator. Oak flooring. Storage into recess with hanging rail and shelving.

Bathroom 7'4" x 15'2" (2.25m x 4.63m)



Wooden glazed window to rear. Skimmed ceiling. Extractor fan. Loft access. 2 original school radiators. Heated towel rail. Oak effect flooring. Part wood panelling to walls. Fitted with a four piece suite comprising toilet. Wash hand basin. Roll top bath with claw feet and fitted telephone shower mixer tap. Built in double shower enclosure with fitted thermostatic shower. Storage cupboard housing heating controls and hot water cylinder.

Second Floor Landing

Bedroom 1 11'8" x 20'4" (3.57m x 6.20m)

Glazed window to side. Velux window to rear. Skimmed ceiling with beams. Feature brick chimney breast. Oak laminate flooring. 2 original school radiators. Fitted wardrobe into recess with hanging rail.

En-suite 11'3" x 13'9" (3.45m x 4.21m)

Wooden glazed window to side. Skimmed ceiling. Oak flooring. Feature wooden fireplace with tiled inserts. Fitted with a three piece suite comprising toilet. Pedestal wash hand basin. Roll top bath with claw feet and fitted telephone shower mixer tap.

Outside

To the front of the property it is mainly laid to lawn with a wide range of mature shrubs and trees, paved pathways leading round the property.

To the side of the property there is a five bar farm style gate accessing the extensive gravelled driveway. 2 wooden garden sheds. There are paved pathways, patio/seating area, gate leading into rear gardens.

The rear garden has beautifully presented gardens with a wide range of mature shrubs and trees, woodland area. Store shed with sliding doors.

Triple Car Port 16'11" x 27'3" (5.16m x 8.32m)

Outbuilding 16'0" x 13'7" (4.89m x 4.16m)

Dwarf brick wall with windows to front and side. Vaulted window to roof. Oak floorboards, Power and light connected. We have included two images showing the space as a games room and a cinema room. This is a great versatile space

Property Postcode

For location purposes the postcode of this property is: PE12 6LW

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Some rooms as have been staged with AI to showcase how the rooms can be dressed.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: D
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic tank
Heating: Air source heat pump
Heating features: Wood/multi fuel burner
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor -

EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and 3 space car port
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: F35

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

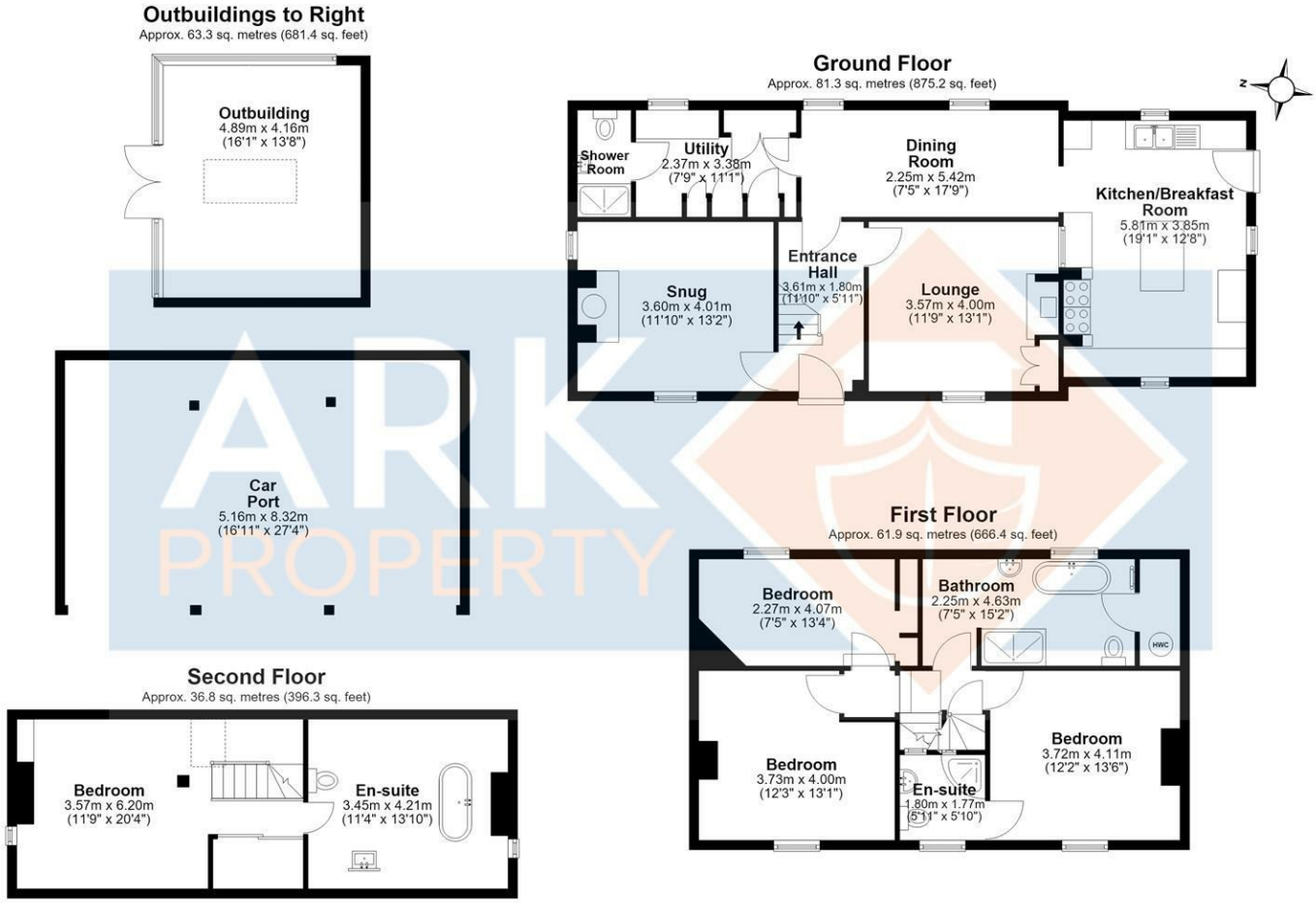
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

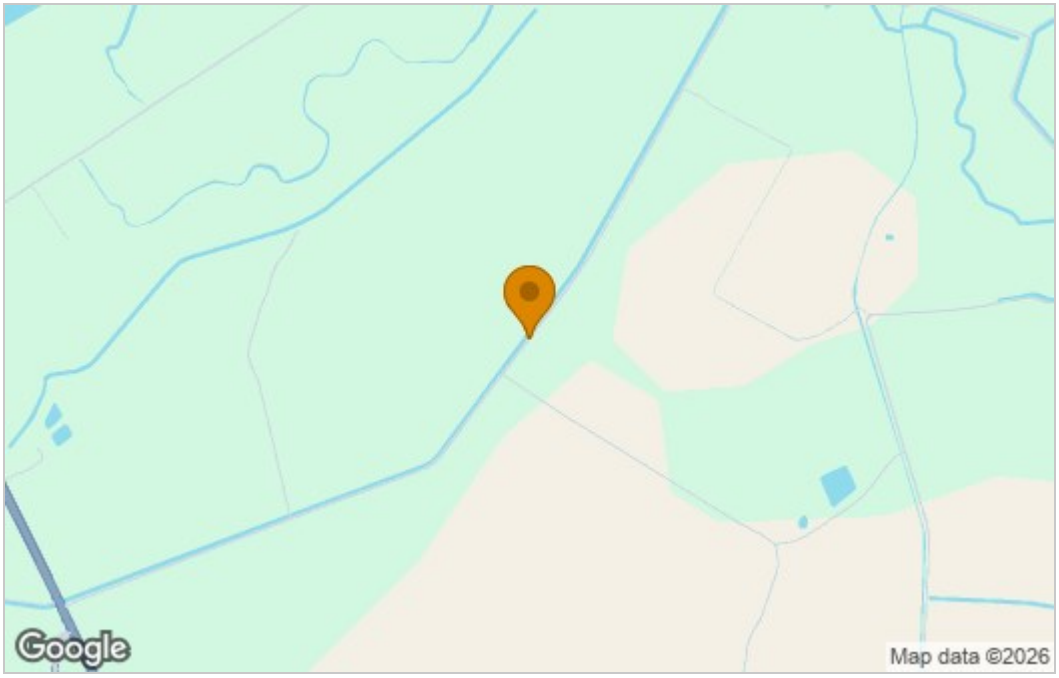
Floor Plan



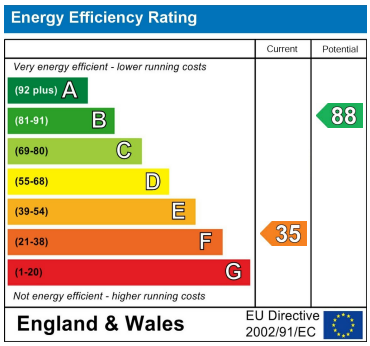
Total area: approx. 243.3 sq. metres (2619.3 sq. feet)

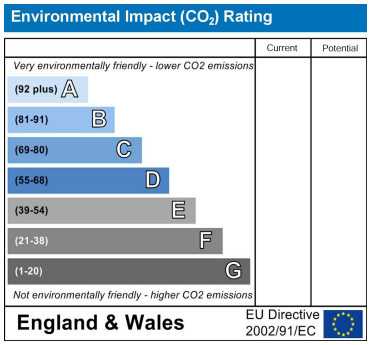
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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