



White House Farm  
Ing Drove | Donington | Spalding | Lincolnshire | PE11

# KEY FEATURES

---

- Residential and Storage Opportunity
- A Three-Bedroom Fenland Period Cottage
- Semi-Rural Location with Country Views
- Crew Yard: Five Sheds and an Open Bay Barn
- Tractor Shed, Garage, Workshop and 2 Storage Sheds
- Potential Building Plot, Subject To Planning
- 10 Solar Panels, Ofgem's Central FiT Registered
- Total Plot Extends to Circa 1.25 acres (Subject to Measured Survey)



In a rural position just outside the well served village of Donington, South Lincolnshire, a former farmhouse enjoys lovely far reaching farmland views yet is not far from major road links. The house has 3 double bedrooms, a kitchen, family bathroom, separate shower and 2 good-sized reception rooms and comes with not only a very generous garden but a spectacular array of barns and outbuildings amounting to around 7,775 square feet offering superb business opportunities.

The two-storey house adjoins a garage at the back which then leads to an approximately 50 foot square tractor shed with double doors at the rear, around which are some storage sheds and a workshop. Across the yard behind, further outbuildings include an approximately 88 x 45 foot storage barn with a large, open-fronted barn to one side and a similar-sized barn with sliding doors on the other. Adjoining one end is a garage or storage shed with double barn doors. To the side, another storage barn is around 60 foot long and 30 foot wide. A generous, lawned garden is to the front and side of the house where an almost 27 foot x 15 foot pump house stands.

Two tarmacked entrances lead down each side of the house meeting in the yard behind. The entrance to the house itself is on the south side through a fully enclosed part of the garden. A sheltered spot for sitting in the sun is directly outside the door with enormous scope for developing this area into an attractive place for al fresco dining.

Inside, a hallway leads into an integrated garage on the left and the kitchen straight ahead which has borrowed south facing light from the hall and is fitted with country-style units and electric appliances. From here, you step into the sitting room and on through, past the stairs, and into the dining room with the bathroom and shower room beyond. All three bedrooms are upstairs, all good sizes, two with built in wardrobes.



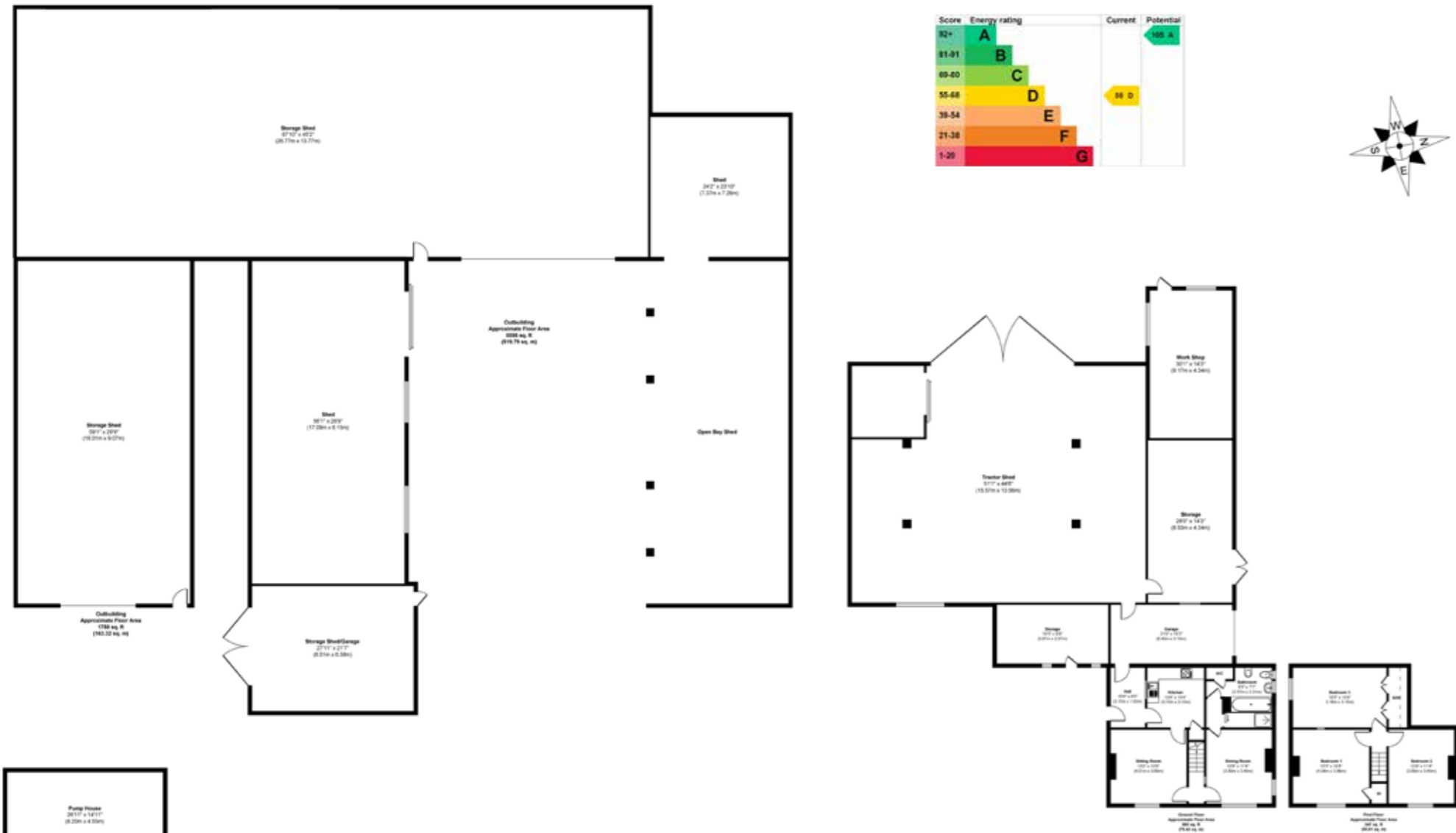




Just a couple of minutes' drive and you are in the centre of the thriving village of Donington. The A52 by-pass leads to Grantham about 30 minutes west where there are direct trains to London that take around an hour and you can pick up the A1. Peterborough is about 45 minutes south which has train services taking just 45 minutes, and is also on the A1. The A16, A17 and A15 are nearby and Spalding, Boston and Sleaford are all around 20 minutes' drive. Although Donington has its own secondary school, the Cowley Academy, there are excellent further options with all three towns providing highly sought after state grammar schools. Newark takes around 45 minutes on the A17 and where you pick up the A1 if northbound.

Donington is an attractive village with an active parish church and is the birthplace of the famous 18th century navigator and cartographer Matthew Flinders. It has both a primary school and a secondary school, a community centre, a teenager's park with various sports facilities, a football club for several age groups, a highly-rated, historic pub, The Black Bull which serves home-cooked food, and various independent shops and services including two supermarkets, a post office, a butcher's, a hairdresser's, two fish and chip shops and two Chinese take-aways.





Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Floor Area**  
**Main House = 1402 sq. ft / 130.24 sq. m**  
**Outbuilding = 7755 sq. ft / 720.45 sq. m**  
**Total = 9157 sq. ft / 850.69 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

Agents notes:  
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



**LOCAL AUTHORITY:** South Holland District Council

**SERVICES:**  
 Mains Electricity and Water, Septic Tank, Oil Fired Central Heating

10 Solar Panels, Ofgem's Central FiT Registered

**Council Tax Band:** B

**TENURE:** Freehold

**The property is on three separate titles:**  
**LL293586**  
**LL295294**  
**LL293456**

**DISCLAIMER:**  
 These particulars, whilst believed to be accurate, are set out as a 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 the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Rutland Country Properties. Registered in England and Wales No. 11897195  
 Registered Office - 27-29 Old Market, Wisbech, Cambridgeshire, PE13 1NE  
 Copyright © 2024 Fine & Country Ltd.





Fine & Country

Tel: +44 (0) 1780 750 200

[stamford@fineandcountry.com](mailto:stamford@fineandcountry.com)

The Old Jewellers, 30 High Street East, Uppingham, Rutland, LE15 9PZ

