



Barling Deer Farm

Barlings Drove | Sutton St. James | Lincolnshire | PE12 0JN

FINE & COUNTRY

KEY FEATURES

- A Rural South Lincolnshire Moden Property with Land
- Circa 20 Acres (Subject to Measured Survey) of Predominantly Grazing Land
- Two Reception Rooms, Kitchen /Breakfast Room and Four Bedrooms
- Modern Metal Storage Barn, Approximately 25m x 20m
- A Range of Brick Barns With Potential for Variety of Uses (Subject to Planning)
- Three Kennels and an Additional Smaller Storage Barn
- Garden to Main House, Orchard, Vegetable Area, Two Entrances

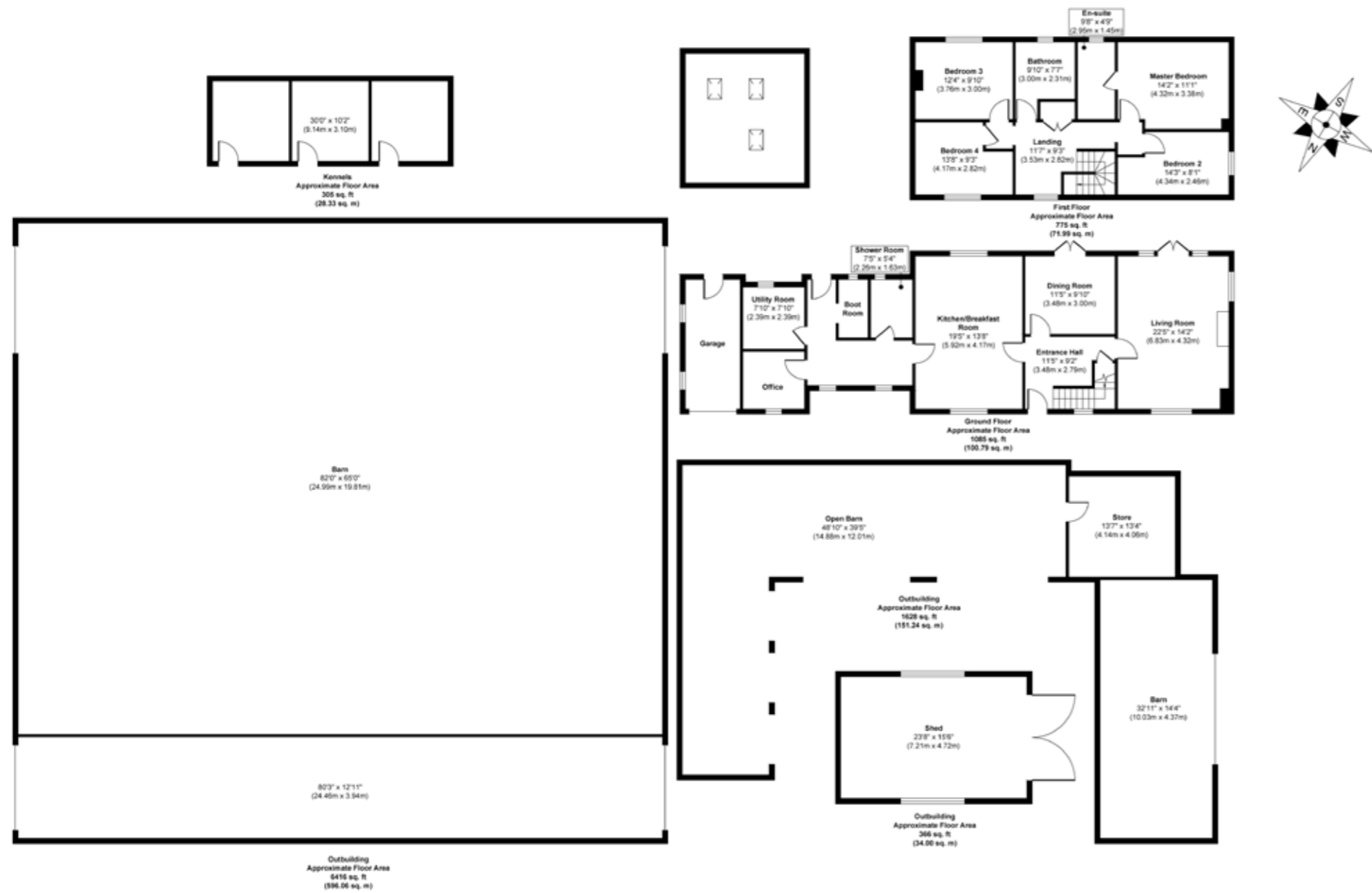








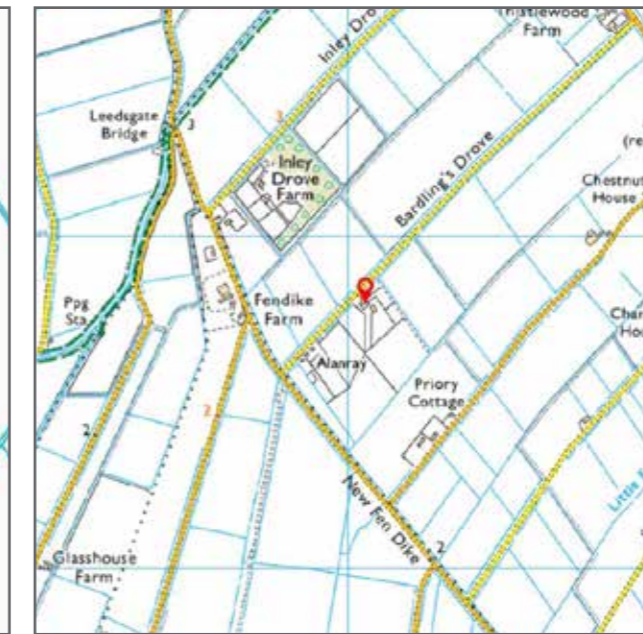




Approx. Gross Internal Floor Area 1860 sq. ft / 172.78 sq. m (Excluding Garage)
Approx. Gross Internal Floor Area 1976 sq. ft / 183.57 sq. m (Including Garage)
Approx. Gross Internal Outbuildings Area 8715 sq. ft / 809.63 sq. m)
Approx. Gross Internal Floor Area 10691 sq. ft / 993.20 sq. m (Including Garage & Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Local Authority: South Holland District Council

Council Tax Band: D

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

Tenure: Freehold

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.

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.



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