



Scar Bottom Lane, Greetland, HX4 8NW
£695,000

E & H
Edkins Holmes
ESTATE AGENTS

A CHARACTERFUL FARMHOUSE WITH ADJACENT TWO-BEDROOM ANNEXE, SET WITHIN GREENBELT COUNTRYSIDE

Believed to date from 1751, The Gatehouse is a sensitively converted former dairy farm that combines historic character with a clean, contemporary interior. Link-detached in form, the property is arranged as a three-bedroom principal house with an adjacent two-bedroom annexe, creating a highly versatile overall layout.

Within the main house, a generous dining kitchen forms the heart of the home, complemented by a well-proportioned sitting room centred around a log-burning stove. A fully tanked cellar provides additional flexibility and is currently used as a gym, alongside useful built-in storage cupboards.

Upstairs, the spacious landing incorporates a discreet home office/study area, positioned to take advantage of a large window with open views across the surrounding countryside. The three bedrooms within the main house are all well proportioned, offering comfortable and practical accommodation.

The adjacent annexe has been thoughtfully designed with accessibility in mind, featuring level flooring and widened doorways throughout the ground floor. This includes a ground-floor bedroom with a fully adapted en-suite wet room. A further bedroom and bathroom are located on the first floor, allowing the annexe to accommodate a range of living arrangements. It is currently generating from 146 days an income in excess of £15,000 for 2025.

Set within greenbelt land, the property enjoys far-reaching views and a beautiful setting with established, landscaped gardens. Despite its peaceful rural surroundings, it remains well placed for access to nearby villages and transport links, offering a rare balance of privacy and connectivity.



The Gatehouse:

Rear Entrance Hall

Radiator. UPVC double glazed door to rear elevation.

Lounge 18'4" x 17'9" (5.601 x 5.423)

Multifuel stove set in marble fireplace. Two radiators. UPVC Double glazed French doors to leading to front patio and a second set of French doors leaving to the elevation.

Dining Kitchen 18'10" x 16'0" (5.743 x 4.902)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric cooker point. Cooker hood. Integrated washing machine. Integrated dishwasher. Integrated microwave. Space for American style fridge / freezer. Feature fireplace. Radiator.

Composite door to front elevation. UPVC double glazed windows to front and rear elevations.

Cellar 13'6" x 13'3" (4.122 x 4.051)

Currently utilised as a gym. Tanked sump pump. Three useful storage cupboards. UPVC double glazed window to rear elevation.

Landing

Space currently utilised as an office. Stairs leading from rear entrance hall. Two radiators. UPVC double glazed windows to front and rear elevations.

Bedroom One 16'4" x 11'4" (5.001 x 3.473)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 11'0" x 9'9" (3.365 x 2.973)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 14'1" x 6'10" (4.312 x 2.102)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Separate shower cubicle. half fitted shower walls. UPVC double glazed window to front elevation. Gas central heated bench.

The Gatehouse Cottage - Annexe:

Ground Floor:

Entrance Hall

Radiator. Composite door to front elevation. UPVC double glazed

window to front elevation.

Utility Area with plumbing for washing machine and dryer. With stairs leading to the first floor.

Kitchen 11'11" x 11'9" (3.642 x 3.586)

Wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for dishwasher. Radiator. UPVC double glazed window to rear elevation.

Lounge / Dining Room 11'10" x 25'11" (3.632 x 7.916)

Two radiators. UPVC double glazed French doors to rear elevation. UPVC double glazed windows to front and side elevations.

Bedroom 12'6" x 9'2" (3.821 x 2.801)

Radiator. UPVC double glazed window to side elevation and fitted wardrobes.

Accessible En-Suite

Wash hand basin. Low flush W.C. Shower. Chrome towel radiator. UPVC double glazed window to front elevation.

First Floor:

Bedroom 11'2" x 10'10" (3.412 x 3.312)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with electric shower over. Chrome towel radiator. UPVC double glazed window to front elevation.

Parking

Block paved driveway with parking for four cars.

Rear Garden

South facing lawned garden with stone flagged patio's and attractive, mature planting and trees.

AirBnB Information:

The owners have rented the annexe out on an ad hoc basis since 2019. The property has been fully adapted for people with mobility issues and has given the property a unique market and regular bookings.

The AirBnB has never been a full time business for the the owners but has given an income of over £15,500 with occupancy of 146 nights.

The owners would consider including the majority of fixtures and fittings with in the AirBnB enabling the property to be 'ready to go' for any purchaser.

The AiBnB currently has a 4.8* rating and a huge number of positive reviews.

Council Tax Band

E

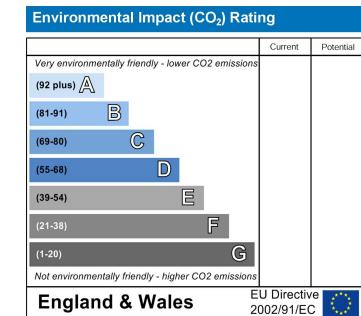
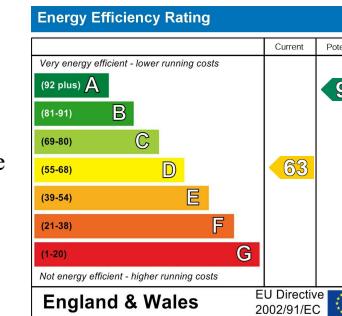
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: shell.hint.going

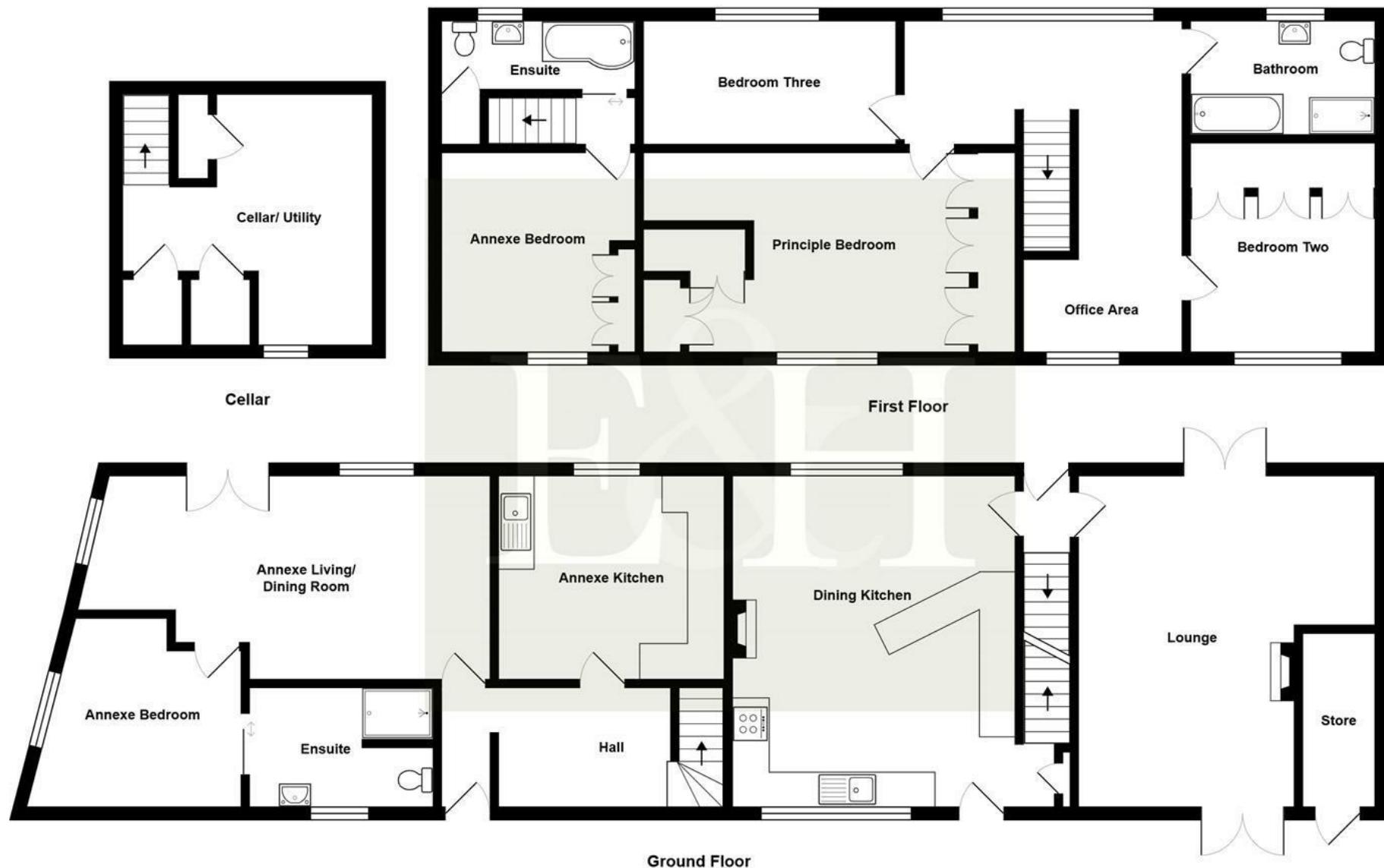
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