



'South View Lodge' Maiden Lane, Hogsthorpe, Skegness

£895,000



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**Willsons**  
SINCE 1842

# 'South View Lodge' Maiden Lane Hogsthorpe, Skegness Lincolnshire, PE24 5QH

## "AGENT'S COMMENTS"

*An attractively presented 6 bedroom country residence sat in grounds of 4.2 acres which has recently undergone an extensive refurbishment programme. South View Lodge is a remarkable country residence situated in the heart of a picturesque expanse of the Lincolnshire Countryside. This magnificent property boasts a sprawling 4.2 acres of land providing an unparalleled opportunity to indulge in a tranquil and spacious lifestyle. Meticulously improved and lovingly maintained by the current owners. This impressive property with 5130 sq. feet of living space consists of a 4/5 bedroom House and adjoining 4 car Garage with 790 sq. feet of floor space with a very spacious one bedroom Flat over together with a Stable block comprising a tack room, 5 stables and a 2 car tandem garage. The Stables were constructed at the same time as the main house, but due to unforeseen circumstances, have never been used as intended and have never had horses or any other animal in residence. This building is ripe for easy conversion to residential use ( STPP )*

## LOCATION

*Hogsthorpe is a village in East Lincolnshire with a primary school, convenience store, post office, 2 public houses, farm shop, garage and a church. It is approx. 1 mile from the coastal village of Chapel St Leonards with its sandy beaches, 6 miles from the coastal town of Skegness & Market town of Alford. All of which have primary schools, doctor's surgeries, range of shops & variety of eateries. Skegness & Alford both have grammar and comprehensive secondary schools. Skegness also has a railway station, a hospital & leisure facilities including swimming pools, cinema & theatre. Alford has markets on Tuesdays & Fridays & periodic Craft Markets.*

# Willsons

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16 Alghita Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [skegness@willsons-property.co.uk](mailto:skegness@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>



### Accommodation

Access is gained via an open porch over a double glazed composite door with glazed panels to either side opening into the:-

### Entrance Hall

With stairs to the first floor, 2 radiators, built-in cupboards, central heating thermostat, boiler cupboard housing the Wallstar oil fired central heating boiler, door into the kitchen and a large archway into the:-

### Dining Room

14'4" x 14'7"

With radiator, ceiling light/fan, double glazed window to side, patio doors to the sun lounge.

### Sun Lounge

27'8" x 5'6"

With French doors to side and 2 sets of French doors to the rear opening to the garden, double glazed window, wall light points, patio doors to the drawing room.

### Drawing Room

23'2" x 15'0"

With brick open fireplace with side shelf, 2 radiators, 5 wall light points, double glazed picture window to rear, TV point, patio doors to the Lounge-bar.

### Lounge-Bar

37' x 22'

A superb space with 3 sets of sliding glazed doors opening onto Lake/garden views, together with double glazed windows to both end elevations all with attractive views of various areas of the grounds. The brick built bar with hardwood counter top having shelves both above and below and mirror backed shelves for glass bottles etc. A recently installed wood burning stove, 2 radiators, feature brick walls and a panelled wood ceiling, 5 wall lights and 2 pendant ceiling lights, single door opens into the garden with 2 sets of sliding glass doors to both the drawing room and the study-bedroom 5.

### Study-Bedroom 5

16'2" x 14'8"

With radiator, 2 wall light points.

### Bedroom 4

15'3" x 12'11" min

With 2 wall light points, radiator, double glazed window to front, double glazed French doors to side.

### Kitchenette

6'6" x 5'9"

With worksurface with base units under, part tiled walls, access hatch to loft, double glazed window to side, door to bathroom & bedroom 4

### Bathroom

9'9" x 8'11"

Comprising a suite of pedestal wash hand basin, wc, walk in shower with flush floor, tiled and panelled rear walls and a direct shower, tiled walls, double glazed window, radiator.

### WC

With vanity wash hand basin, tiled walls.

### Dining Kitchen

23'9" x 16'6" max

At the heart of any home, the kitchen at South View Lodge has been extensively improved to meet the needs of even the most passionate home cook, The sleek design, high end appliances and ample counter space make it a pleasure to prepare meals and entertain guests. This includes Quartz work surfaces, Neff appliances consisting of 2 integrated ovens, induction hob with built in extractor, full height integrated refrigerator with matching full height freezer, integrated dishwasher, central Island with pop up electrics and recess for high stools. A 2 door larder cupboard with shelves, drawers and large door mounted spice racks. There is also a space for a breakfast table in front of the french doors opening out to views of paved patio and south facing views over the rear garden.

### Kitchen Entrance Lobby

With tiled floor, double glazed external door, double glazed window, double glazed door to inner hall and large glazed internal window into the kitchen.



### Utility

8'6" x 7'5"

With wall and base units, worksurface, stainless steel single drainer sink with mixer tap, washing machine and tumble drier points, double glazed window to rear, tiling to the walls and floor.

### WC

With wc, wash hand basin, tiled walls, Upvc double glazed window to rear.

### Family Room

23'2" x 16'10"

With double glazed window to rear, double glazed patio doors to front, radiator, access hatch to loft, door opening into the passageway to the garage and flat.

### First Floor Landing

With electric storage heater, airing cupboards housing the 2 hot water cylinders.

### Master Bedroom Suite

Comprising of:-

#### Bedroom

14'7" x 11'7"

With double glazed dormer window to the rear, electric storage heater, 2 wall light points.

#### Dressing Room

7'9" x 7'5"

With fitted 5 door wardrobe, tiled walls, loft access.

#### En-Suite

10'6" x 7'10"

Comprising a suite of bath with shower taps, glazed shower cubicle, pedestal wash hand basin, bidet, wc, tiled walls, shaver light and point, double glazed dormer window.

#### Bedroom 2

23'2" x 15'0"

With triple glazed patio doors to the balcony, radiator, 2 wall light points, double glazed rear window, telephone point, welshed ceilings.

#### Bedroom 3

16'2" x 15'2"

With triple glazed patio doors to the balcony, electric storage heater, telephone point, wall light point, welshed ceilings.

#### Shower Room

9'1" x 6'6"

Comprising a suite of bidet, wc, vanity wash hand basin, shower cubicle with direct shower, electric towel rail, shaver light and point, tiled walls, double glazed dormer window.

#### Ground floor Passageway

With double glazed exterior doors to the front and rear, double glazed window to the side, inter connecting door from the family room and doors to the garage block and the flat above.

#### Four Car Garage Block

With 4 remote operated electric roller shutter doors, power and light and an interconnecting central archway.

Garages 1 and 2 - 19'4" x 18'10" and Garages 3 and 4 - 22'6" x 19'.

#### Flat over the Garage Block

#### Entrance Hall

With stairs to the first floor.

#### Landing

With double glazed window to the rear.

#### Bathroom

11'5" x 5'11"

Comprising a coloured suite of bath with shower taps, pedestal wash hand basin, wc, bidet, panelling to walls, extractor fan, storage cupboard.

#### Bedroom

18'7" x 11'11" max

With double glazed window to front, access hatch to loft, built-in double and single cupboards and dressing tables, panelled walls.



## Lounge

18'11" x 12'10"

With electric Rointe heater, double glazed french doors to the rear opening onto a balcony with stairs down, brick feature walls, arch to:-

## Dining Kitchen

19' x 9'1"

With a range of base units, worksurface with stainless steel single drainer sink, electric oven, hob and cooker hood over, space and plumbing for washing machine, feature brick wall, access hatch to loft, double glazed front window.

## Exterior

### Stable Block

With light and power throughout, an outside tap and comprises the following:-

### Tack Room

13'3" x 9'10"

With door, tiled floor, single glazed window, loft access, stainless steel single drainer sink and worksurface. Opening into:-

### Stable 1

13'3" x 10'2"

With door, light and window.

### Stable 2

13'3" x 10'

With door window, light and power.

### Stable 3

13'3" x 10'

With door, light and power, window.

### Stable 4

13'3" x 10'2"

With door, light, power and window.

### Stable 5

21'9" x 13'3"

With 2 doors, light and power, 2 windows.

## Garage

36'4" x 13'5"

With windows, side door, up and over door, power and light.

## Two Oil Storage Tanks

### Gardens

The property is set in grounds of 4.2 acres with 2 impressive pairs of high wrought iron entrance gates, one leading to ample parking in front of the garage block, the second pair allowing access to the stables with parking for multiple vehicles, motor homes, trailers, etc. with a grassed area beyond leading to the LAKE with bank and bridge over having a variety of species of Fish including Rudd and Carp. The gardens comprise many different areas incl. lawns, hedges, trees incl. apple and 2 paved seating areas. There is also a large fenced and gated secure and lockable area for dogs, 2 glazed greenhouses adjacent to the vegetable patch and a gardeners WC.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains water and electricity are connected to the property. Drainage is to a private system. There is an oil fired central heating system installed at the property.

### Local Authority

Council Tax Band 'G' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate

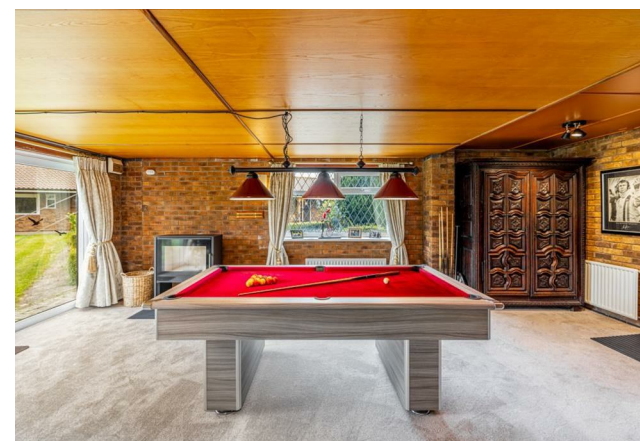
The main property has an energy rating of D, reference number 8115-7126-3080-1700-4922. The annex has an energy rating of E, reference number 0138-2870-1262-9125-8475. The full reports are available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com).

### Viewing

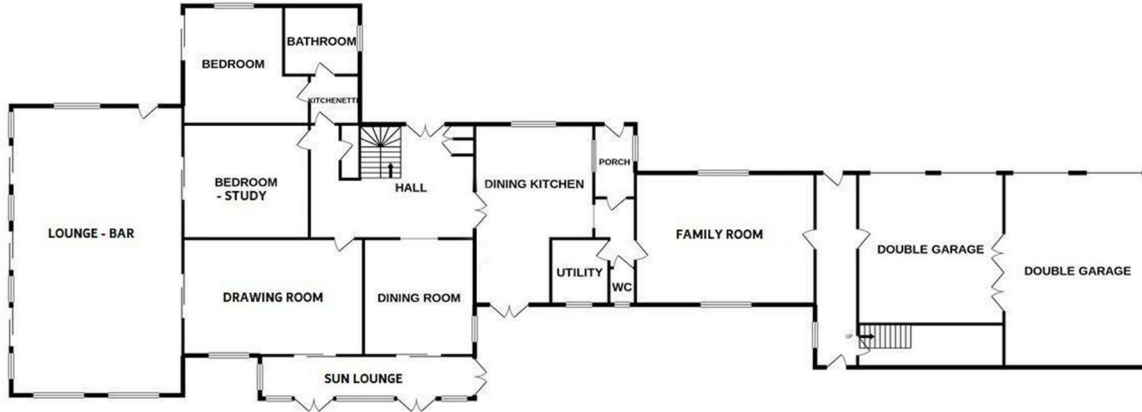
Viewing is strictly by appointment with the Skegness office at the address shown below.

### Directions

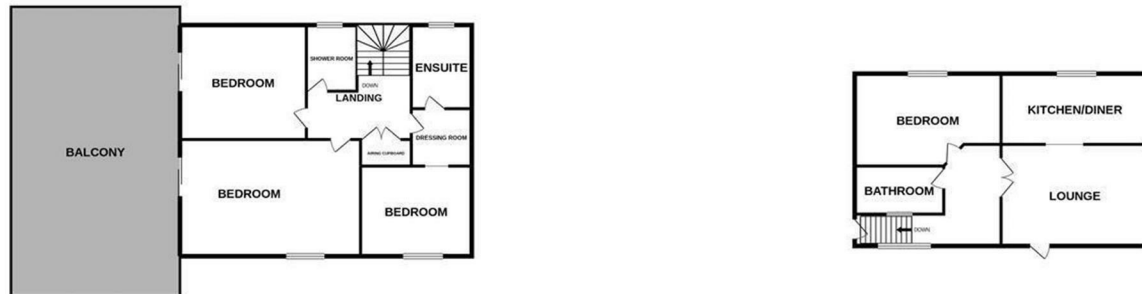
Hogsthorpe is a village situate on the A52 coast road between Skegness and Mablethorpe. In the centre of the village leave the A52 onto Thames Street then second left into Maiden Lane whereupon South View Lodge will be found on the left hand side.



## GROUND FLOOR



## 1ST FLOOR



### FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

