



Lilac Cottage, Hanby Lane, Welton le Marsh

£247,500



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**Willsons**  
SINCE 1842



Lilac Cottage, Hanby Lane,  
Welton le Marsh,  
Lincolnshire, PE23 5TQ

### "AGENT'S COMMENTS"

*This quaint cottage with two double bedrooms and two bathrooms offers the opportunity of a character home with garden, a range of outbuildings and paddock to the rear. With a village location and grounds totalling approximately 1.5 acres, the property lends itself to pony grazing, a market garden or smallholding, amongst other possibilities. The property requires a scheme of modernisation throughout however has central heating to an oil-fired boiler along with uPVC windows and external doors. No Onward Chain.*

### LOCATION

*Welton le Marsh is a village situated on the edge of the Lincolnshire Wolds which are designated an "Area of Outstanding Natural Beauty". The village offers a public house, a church and is on a bus route between local towns. It is approximately 6 miles from the Market Towns of Spilsby and Alford, both which offer a range of independent shops, supermarkets, doctors surgeries, primary and secondary schools and weekly markets. The town of Burgh le Marsh is approximately 4 miles away and also has a variety of shops, primary school and doctor's surgery. The neighbouring village of Willoughby offers a primary school and public house. The larger coastal town of Skegness is approximately 8 miles away.*



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### Entrance Porch

6'2" x 5'6" (1.9m x 1.7m)

External door, half bricked walls and uPVC windows.

### Ground Floor Bathroom

12'0" x 7'4" max (3.67m x 2.26m max)

With WC, shower and wash basin, radiator and under-stair cupboard storage.

### Living Room

14'0" max x 12'0" (4.27m max x 3.68m)

Dual aspect room with multiple windows with views over side gardens, chimney breast, brick hearth, open fire and radiator.

### Kitchen

12'1" x 13'0" (3.7m x 3.98)

Kitchen with built-in units, space for under-counter fridge, integrated oven, ceramic hob, plumbing for washing machine, oil central heating boiler, radiator, tiled floor, sink with drainer and open views over the garden and paddock to the rear of the property.

### Lean-To Porch

5'2" x 14'8" (1.6m x 4.48m)

With uPVC windows and rendered dwarf walls, tiled floor, radiator and external door to rear garden.

### Family Bathroom

12'1" x 4'7" (3.7m x 1.41m)

With bath, wash basin and WC, airing cupboard, radiator and access to loft hatch.

### Bedroom 1

8'5" x 12'4" (2.58m x 3.77m)

Double bedroom spanning the width of the property located to the rear, with windows to two sides and radiator.

### Bedroom 2

11'0"m max x 7'5" (3.37m max x 2.28m)

Double bedroom with chimney breast wall, radiator, window over garden and access to loft hatch.

### Garden

Currently set to grass with areas of green-housing, shrubbed borders, raised beds, former vegetable garden and pond.

### Out Buildings, Stables & Grounds

A range of timber stables, two timber open stores, a small area of orchard and extending to 1.2 acres of paddock.

### Tenure and Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity and water are connected to the property. Heating is via an oil fired central heating system and drainage is understood to be to a private system.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9494-3933-6202-3267-0204

### Directions

From the A158 road between Horncastle and Skegness, at Gunby Roundabout take the A1196 Hanby Lane towards Welton le Marsh. The property can be found on the right before leaving the village towards Alford.

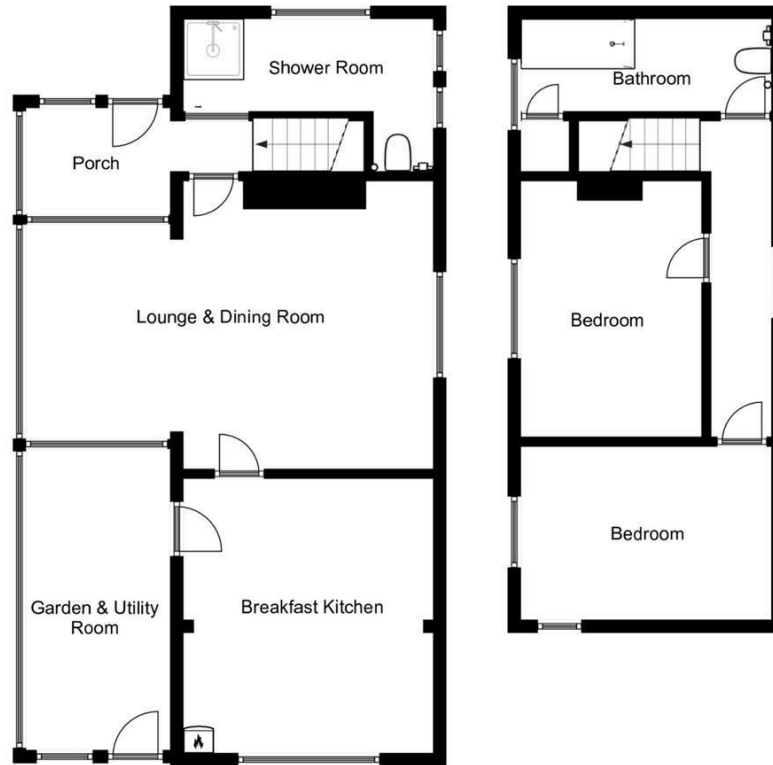
What3Words:///theory.forklift.totals.

### Viewing

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



Lilac Cottage  
 Hanby Lane  
 Welton-le-Marsh  
 Spilsby  
 PE23 5TQ



**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.

