



'Westfield', Peters Lane, Withern, Alford

£440,000



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**Willsons**  
SINCE 1842

'Westfield', Peters Lane,  
, Withern, Alford,  
Lincolnshire, LN13 0LL

### "AGENT'S COMMENTS"

*An opportunity to purchase a 4 bedroom detached country cottage in a truly rural location with few near neighbours having an extensive range of outbuildings and set in grounds of approximately 3 acres. The accommodation comprises 4 first floor bedrooms and bathroom, the ground floor consists of lounge, dining room, kitchen with utility and boot room having the benefit of Upvc double glazed windows and bespoke zoned solid fuel central heating to radiators. The property requires internal modernisation and is being offered for sale with the benefit of no onward chain.*

### LOCATION

*Withern is a village with a primary school in East Lincolnshire. It is approximately 5 miles north of the market town of Alford, 6 miles south west of the coastal town of Mablethorpe & 9 miles south-east of the market town of Louth. All of these towns have Doctor's Surgeries, dentists, shops both local independent and national names, banks, primary schools and range of eateries and takeaways. Louth and Alford both have secondary schools including Grammar schools and multiple market days each week. Additionally Louth is home to Lincolnshire's only remaining cattle market and also has a hospital.*



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**Accommodation:**

Access to the property is to the rear and is gained via a Upvc double glazed door into the:

**Boot Room**

11'10" x 9'11" (3.62m x 3.04m)

Having 2 Upvc double glazed windows to front and side, radiator, electric consumer unit, opening into the:

**Kitchen**

15'7" x 9'2" (4.77m x 2.8m )

Having 2 Upvc double glazed windows and door to rear, wall and base units, roll edge worksurface with breakfast Bar and stainless steel single drainer sink unit with mixer tap, Eco boiler solid fuel Stove with back boiler, arched single glazed window into the lounge, door to:

**Utility Room**

10'11" x 8'1" (3.33m x 2.47m )

Having wall and base units, worksurfaces with stainless steel single drainer sink with mixer tap, space and plumbing for washing machine, space and gas and electric cooker points Upvc double glazed window to rear.

**Inner Lobby**

With door from the kitchen and further door into the:

**Lounge**

12'5" x 12'1" into chimney recess (3.81m x 3.7m into chimney recess)

Having a Upvc double glazed bow window to front, Upvc double glazed window to side, radiator, Yorkstone style fireplace with adjoining raised plinths and hearth and inset solid fuel stove.

**Dining Room**

12'2" x 11'1" into chimney recess (3.71m x 3.40m into chimney recess)

Upvc double glazed bow window to front, Upvc double glazed window to side, 2 radiators, exposed red brick feature fireplace with solid fuel stove with back boiler. door into lobby (previously the front entrance hall) with Upvc double glazed arched window and stairs to the first floor.

**Landing**

With 2 radiators, loft hatch.

**Bedroom 1**

12'7" x 11'2" into chimney recess (3.84m x 3.42m into chimney recess)

Having Upvc double glazed window to front and side, radiator, airing cupboard housing the hot water cylinder, recessed over stairs cupboard.

**Bedroom 2**

12'6" x 12'2" into chimney recess (3.83m x 3.73m into chimney recess)

Having Upvc double glazed window to front, 2 radiators, hot water cylinder.

**Bedroom 3**

10'11" x 8'1" (3.33m x 2.48m )

Having part sloping ceiling to 1.47m, Upvc double glazed window to rear, radiator.

**Bedroom 4**

9'6" x 9'2" (2.92m x 2.81m )

With part sloping ceiling to 1.48m, Upvc double glazed window to rear, 2 radiators.

**Bathroom**

7'3" x 5'6" (2.22m x 1.69m )

With part sloping ceiling to 1.55m, equipped with bath with electric shower over, wc, wash hand basin, radiator, part tiled walls, Upvc double glazed window to rear.

**Exterior:**

The property has a low hedge to the road with wide vehicular access and pull off leading to a wrought iron farm gate opens onto the extensive gravelled parking area leading round to the rear of the property with lawned gardens to front and side and leading to the extensive range of outbuildings.

**Brick Store**

18'7" x 8'8" + 7'8" x 9'0" (5.67m x 2.65m + 2.36m x 2.76m)

Being of brick construction under a pitched asbestos and part pantiled roof, comprising an 'L' shaped storage area with a further brick store with wc and storage area. (3.65m x 2.20m), with a further potting shed to the side.

**Former Poultry Shed**

6'4" x 15'8" (19.66m x 4.8m )

Being of timber construction with a pitched asbestos roof and concrete floor, single glazed windows to sides.

**Brick Workshop**

19'8" x 13'6" (6m x 4.12m)

Having a Upvc double glazed window, stable style door, mezzanine loft storage area and shelves.

**Rear Barn**

34'5" x 19'11" (10.5m x 6.09m )

Being a lean-to construction wooden slatted Yorkshire boarding, block base and corrugated sides with steel corrugated roof and a gated access to front.

**Side Barn**

26'5" x 22'8" (8.07m x 6.93m )

Also of lean-to construction with part block and corrugated steel walls under a corrugated steel roof, concrete floor, the front having a single gate to one side and a large pair of gates to the other side

**Grounds & Paddock**

The whole of the property has been calculated to contain approximately 3.00 acres including the yard, house and parking. The paddock is fairly regularly shaped with road frontage and is laid to grass.

**Tenure & Possession:**

The property is Freehold with vacant possession upon completion.

**Local Authority:**

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

**Energy Performance Certificate:**

The property has an energy rating of F. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0150-2570-1080-2099-3391.

**Services:**

We understand that mains electricity and water are connected to the property. Drainage is to a private system and heating is via solid fuel stoves.

**Directions:**

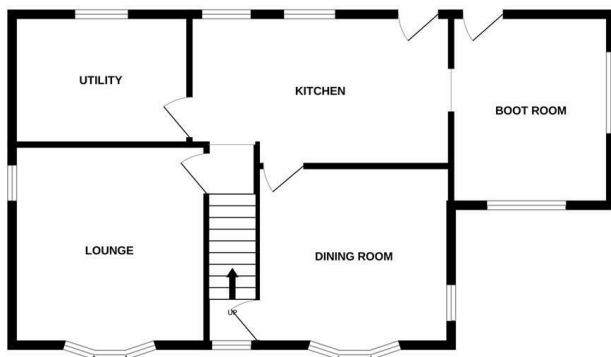
Proceeding northwards out of Alford on the A1104 road to Mablethorpe through the village of Beesby turning left at Maltby le Marsh on the A157 towards Louth where the property will be found on the right hand side of the road upon entering Withern village.

**Viewing:**

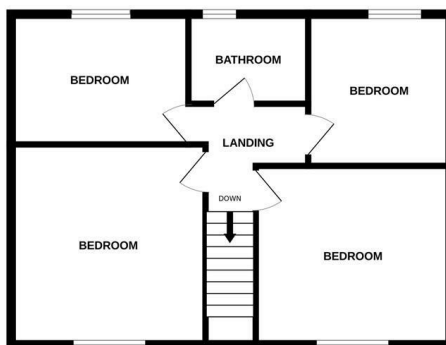
Viewing is strictly by appointment with the Alford office at the address shown below.



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOORPLAN** Not to scale – For identification purposes only

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**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.

