



Willsons

The Elms, Middlemarsh Road, Burgh Le Marsh, Skegness
£255,000 Auction Guide



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Willsons

SINCE 1842

The Elms, Middlemarsh Road,
, Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5AD

"AGENT'S COMMENTS"

****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £255,000****

A traditional detached 4 bedroom farmhouse of great charm and character, set in 0.25 acre grounds with extensive outbuildings situated in a truly rural location approximately 3 miles inland from the coastal resort of Skegness having reception hall, 3 reception rooms, kitchen, cloakroom, 2 porches, 4 first floor bedrooms and bathroom, mostly double glazed windows, oil fired central heating, some modernisation required. NO ONWARD CHAIN.

LOCATION

Burgh Le Marsh town, with its Primary School, Doctor's Surgery, Shops including bakers, florist, and convenience stores, pubs and restaurants and other amenities, is situated approximately 2 miles inland from 'The Elms' and 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.

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Accommodation

Upvc double glazed entrance door opens into:

Entrance Porch

8'2" x 5' (2.49m x 1.52m)

Being of Upvc double glazed construction on a brick base with solid roof, tiled floor, sliding door into:

Reception Hall

14' x 6'6" (4.27m x 1.98m)

Stairs to the first floor with cupboard under, radiator.

Living Room

16' x 14' max (4.88m x 4.27m max)

Sealed unit and Upvc double glazed sash window to front and side, tiled open fireplace, plumbing for radiator.

Lounge

14' x 13'5" max (4.27m x 4.09m max)

Sealed unit and Upvc double glazed sash window to front and side, boarded in open fireplace with marble hearth, radiator.

Dining Room

16'3" x 13'2" max (4.95m x 4.01m max)

Upvc double glazed window to side, radiator, built-in cupboard, door to:

Rear Porch

8'7" x 5'10" (2.62m x 1.78m)

Having Upvc exterior door and windows to rear, solid roof, radiator, door to:

Cloakroom

5' x 4'3" (1.52m x 1.30m)

With wc, wash hand basin, Upvc double glazed window, radiator.

Kitchen

16'4"/14' x 12'3" (4.98m/4.27m x 3.73m)

Equipped with a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, splash-back tiling, space and plumbing for washing machine, 4 ring ceramic electric hob, integral double electric oven, 2 Upvc double glazed windows to side, radiator, open archways.

First Floor Landing

Being split-level with radiator, single glazed window to rear.

Bedroom 1

14' x 13'8" max (4.27m x 4.17m max)

Sealed unit and Upvc double glazed sash windows to front and side, cast iron fireplace, radiator, built-in wardrobe.

Bedroom 2

11'1" x 9' (3.38m x 2.74m)

Upvc double glazed window to side, radiator, opening into:

Dressing Room

9' x 5' (2.74m x 1.52m)

Upvc double glazed window to side.

Bedroom 3

14'2" x 10' max (4.32m x 3.05m max)

Sealed unit double glazed sash window to front, boarded in fireplace with recessed shelves to one side, radiator.

Bedroom 4

12'3" x 10'8" max (3.73m x 3.25m max)

Sealed unit double glazed sash window to front, radiator, recessed built-in over-stairs double wardrobe.

Inner Landing

Leads to:

Separate WC

4'8" x 4'4" (1.42m x 1.32m)

With wc and was hand basin, single glazed window.

Bathroom

8' x 8' (2.44m x 2.44m)

Comprising walk-in shower cubicle with direct shower, wc, wash hand basin, bath, airing cupboard housing the hot water cylinder, radiator, Upvc double glazed window to side.

Exterior

Having a lawned front garden with mature trees, tarmac drive leading to the front of the property and to the:

Garage

17' x 10' (5.18m x 3.05m)

Being of brick construction under a flat felted roof with up and over door. A path between the garage and the house leads to:



Range of Brick & Pantile Outbuildings

Incorporating STORE: 7' x 4'6" with concreted floor., WASHHOUSE: 18'8" x 4'6" with original range and copper and an OPEN FRONTED STORE: 4'10" x 4'5". A further gate leads onto an open rear courtyard. Attached to the rear of the house is the:

Stable with Loft over

18'5" x 17'3" (5.61m x 5.26m)

Being of brick and tiled construction the stable having 2 stalls and raised brick troughs with a similar sized storage loft over which has exterior wooden stairs (note: this has not been inspected due to the condition of the stairs). An opening from the ground floor stable leads into a:

Front Building

18'4" x 12' (5.59m x 3.66m)

A further open courtyard leads to a:

Large Agricultural Building

34'7" x 30'6" (10.54m x 9.30m)

Being steel portal framed with brick/block walls under an asbestos roof with 8 solar panels thereon. Having a sliding door leads to the rear right of way, concrete floor, opening into a further open yard. On the roadside there are a further range of BUILDINGS being asbestos roofed with brick ends and steel stantions, comprising:

Open-fronted Cart Shed

28' x 20' (8.53m x 6.10m)

Open-fronted Store

20' x 18'8" (6.10m x 5.69m)

These lead round to a further

Range of Buildings

being brick and pantiled.

Tenure, Possession and Site Plan.

The property is Freehold with vacant possession upon completion. Note: This will contain a 'non commercial' right of way in favour of The Elms over the adjoining roadway to give access to the rear of the buildings. The property For Sale is shown outlined in red on the attached site plan. PLEASE NOTE: The property is situated in front of a working Farmyard.

Services

We understand that mains electricity and water are connected to the property, drainage is to a private system, heating is via an oil fired central heating boiler. NOTE: The property benefits from 8 Photovoltaic solar panels which are situated on the roof of the agricultural building with a Fronius IG TL inverter. They are currently on a 25 year contract with E-on from 27.7.2012. The vendor confirms that they receive between £500 to £700 per year back from E-on.

Local Authority

Council Tax Band 'C' 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 44E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0412-3921-1209-0192-8200.



Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Viewing

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

Location

Proceed west out of Skegness on the A158 turning left at Middlemarsh crossroads towards Croft, proceed along Middlemarsh Road whereupon the property will be found on the left hand side.

What3Words

Outbid.clotting.director



GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.

1ST FLOOR
1119 sq.ft. (104.0 sq.m.) approx.

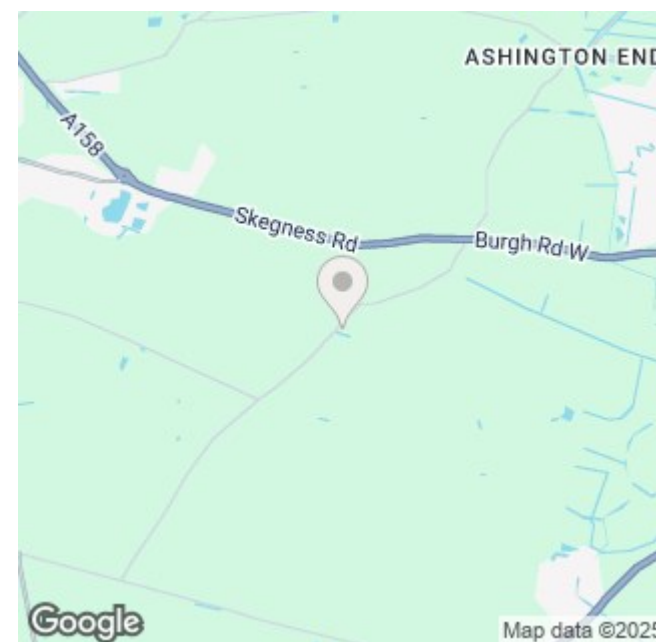


TOTAL FLOOR AREA: 2438 sq.ft. (226.5 sq.m.) approx.

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.

