



Tree Farm House, Low Lane, Croft

£475,000



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Willsons
— SINCE 1842 —

Tree Farm House, Low Lane, Croft, Skegness, Lincolnshire, PE24 4SQ

A charming Farm House nestled in 3.57 acres (STS) situated in a quiet rural location, yet within minutes to the local amenities of Burgh-le-Marsh. This attractive dwelling features a spacious living accommodation including two reception rooms, kitchen/dining room, utility, conservatory and a ground floor bedroom with en-suite shower room. Benefitting from no onward chain, oil fired central heating and uPVC windows and doors throughout. The extensive plot also offers a traditional brick built outbuilding, stable block with tack room area and a Dutch barn.

LOCATION

Burgh le Marsh with primary school, doctor's surgery, shops including bakers, antique centre and convenience stores, pubs and restaurants and other amenities is situated approximately 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 located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.



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Front Of Property

Accessed via a gated driveway bordered by a brick wall, the gravel driveway leads to an extensive parking area adjacent to the lawned garden bordered with mature hedges and trees. To the front of the property the lawned garden extends to the side and rear having a block paved area, borders of shrubbery, trees and Lincolnshire fencing. A small slabbed footpath leads to the block paved side patio area.

Entrance

With tiled flooring and windows to the side and rear of property.

Reception Hallway

6' x 24'11" (1.83m x 7.59m)
With spiral staircase leading to the first floor, study area with internal door leading to the entrance hall, internal window to the hallway and carpeted flooring.

Living Room

14'4" x 12'1" (4.37m x 3.68m)
With multi-fuel burner recessed into wooden surround fireplace with slate hearth, carpeted flooring, windows to the front and side of the property and door to the front of property.

Lounge

12'1" x 10'3" (3.68m x 3.12m)
With open fireplace featuring a cast iron multi-fuel stove, carpeted flooring and bay window to the front of property.

Conservatory

Of brick built and uPVC construction having windows to the side, front and rear of the property, tiled flooring and electric storage heater.

Kitchen

20' x 8'4" (6.10m x 2.54m)
With recently fitted High Gloss wall and base units, marble effect worktops, integrated dishwasher & fridge, space for cooker, extractor hood, oil fired AGA, inset stainless steel 1.5 sink with mixer taps, vinyl flooring, windows to the side of the property and skylights in vaulted ceiling.

Dining Room

14'7" x 12'9" (4.45m x 3.89m)
With vinyl flooring, windows to the side, front and rear of the property and French doors leading to a patio area.

Inner Hallway

With tiled flooring and cloak cupboard.

Utility

9'1" x 7'8" (2.77m x 2.34m)
With recently fitted High Gloss wall and base units, marble effect worktops, space and plumbing for washing machine, space for tumble dryer, fully tiled walls, stainless steel 1.5 sink and drainer with mixer taps, vinyl flooring, windows to the side and front of the property.

WC

With vanity hand basin unit, WC and tiled flooring.

Bedroom Four

12'4" x 11'1" (3.76m x 3.38m)
With carpeted flooring and window to the side of property.

Shower Room

With enclosed shower cubicle having electric shower and mermaid boarding, combined WC and sink vanity unit with storage cupboard, tiled splashbacks, heated towel rail, vinyl flooring and window to the front of property.

Landing

With carpeted flooring and window to the rear of property.

Bedroom One

12'5" x 12'1" (3.78m x 3.68m)
With carpeted flooring, built in wardrobe and window to the front of property.

Bedroom Two

12'1" x 8'4" (3.68m x 2.54m)
With carpeted flooring, built in wardrobe and window to the front of property.

Bedroom Three

11'8" x 6'5" (3.56m x 1.96m)
With carpeted flooring, built in cupboard and window to the side of property.

Bathroom

9'3" x 6' (2.82m x 1.83m)
With sink, WC, bath with direct feed shower over, airing cupboard, carpeted flooring and window to the side of property.

Garage

17'5" x 10'8" (5.31m x 3.25m)
With up and over door, power and light, integral door leading to inner hallway.

Rear Garden

With a stone slabbed area featuring various raised vegetable beds of wooden construction placed on bark chippings.

Stables

48'8" x 19'0" (14.85 x 5.8)
Of concrete block construction with corrugated metal roofing panels, sectioned into three stables, two windows, stable door and sliding door access, concrete flooring, power and lighting and tack room area with plumbing.

Outbuildings

38'6" x 13'6" (11.75 x 4.12)
Of brick built construction with clay pantile roofing and concrete flooring.

Dutch Barn

45'9" x 25'1" (13.95 x 7.65)
Three bay concrete and fibre cement frame barn

Land

The property benefits from an additional 1.98 acres (STS), total plot size 3.57 acres (STS). The purchaser will be responsible for fencing the boundaries.

Energy Performance Certificate

The property has an energy rating of 'F' The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0435-9427-0400-0143-8222

Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be private system. The heating is via an oil fired boiler.

Agent's Comments

The agents have been notified that Grant of Probate was submitted in December 2024. The additional land included in the sale is currently occupied under a Farm Business Tenancy agreement, the Tenant is under notice to vacate the land by October 2025.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Local Authority

Council Tax Band 'D' payable to the local Authority: East Lindsey District Council, The Hub, Mareham Road, Homcastle, Lincs. LN9 6PH. Tel:01507 601111.

Viewing

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

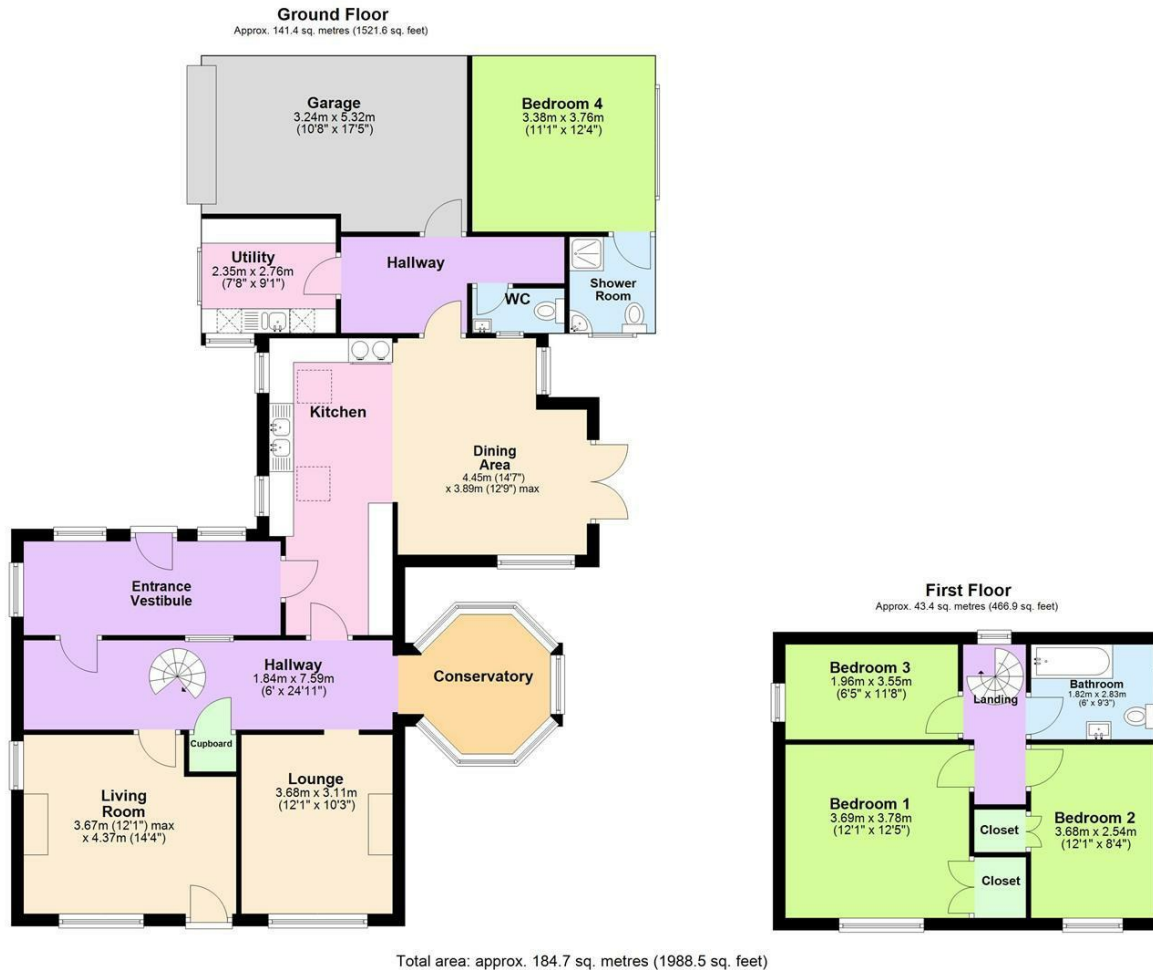
What 3 Words

///fish.disarmed.fitting

Directions

Leave Skegness heading South towards Boston on the A52. At Croft Bank (Lomax Corner) turn right and continue until you come to a T-Junction, turn right onto High Lane and then immediately right onto Low Lane. The property will be located on your righthand side approximately half way down the lane.





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.

