Woodlands, Chalk Lane, Withern

£550,000

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Willsons
SINCE 1842

# Woodlands, Chalk Lane, Withern, Alford, Lincolnshire, LN13 0LQ

## "AGENT'S COMMENTS"

*This stylish Victorian former doctor's surgery has been lovingly renovated to provide an opulent home with an abundance of generously sized living space. With kitchen, pantry and separate dining room, living room with an additional drawing room, two bathrooms, integral space which could be used as an independently accessed bedroom and kitchenette, outside spaces to include conservatory with bi-fold doors to an attractive enclosed raised patio and multiple outbuildings to include four stables and a double garage. The property has double glazed windows and oil-fired central heating. Situated in a rural village, on a quiet no-through road and close to the beautiful Lincolnshire coastline. An opportunity for an equestrian enthusiast, good sized family home or someone seeking a "Good Life" style retirement surrounded by fields and open countryside.*

## LOCATION

*Withern is a village in the east of Lincolnshire with an active social community by way of a village hall and chapel, is on a bus route between Mablethorpe and Louth, has a primary school and is visited weekly by a mobile fish and chips shop. The village is situated approximately 5 miles from the market town of Alford and 6 miles from the coastal town of Mablethorpe both of which offer a wealth of amenities including doctor's surgeries and primary schools, with Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops both of independent & national chains, cafes, pubs, restaurants and takeaways along with weekly street markets. Mablethorpe offers uninterrupted sandy beaches and a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, siting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.*

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## Front of Property
With driveway leading to the right of the property and onwards again to the outbuildings and garden land, set primarily to lawns to three sides with decorative flower borders, mature trees including some fruit and boundaries of hedging and fencing.

## Entrance porch
6'6" x 6'2" (2.0m x 1.9m)
Accessed via wooden partially glazed external door with radiator, decorative wall panelling, feature arch window to the rear, second window to the side of the property and wooden flooring.

## Garden Room
12'1" x 12'1" (3.7m x 3.7m )
Dual aspect room with radiator, windows to the side and rear, external door to the patio and Karndean style flooring.

## Kitchen
16'0" x 11'9" (4.9m x 3.6m)
Open to the living room with a range of wall and base units, ceramic sink with 1.5 bowls, drainer and mixer tap, space for electric cooker with integral cooker hood over, partially tiled splashback, electric wall heater, two radiators, windows to the side and rear overlooking the garden and laminate flooring.

## Pantry
9'10" x 3'3" (3.0m x 1.0m)
With built-in shelving, window to the rear and carpeted flooring.

## Living Room
13'1" x 13'9" (4.0m x 4.2m)
This spacious living space which is open plan to the dining room and kitchen is divided by a central fireplace with multi-fuel burner inset to a chimney breast wall, hearth and mantle, radiator, with a stylish finish to include coving, dado rail and decorative wall panelling, window to the side side of the property and carpeted flooring.

## Dining Room
13'1" x 13'9" ( 4.0m x 4.2m)
Open plan to the living room and divided by a central chimney breast wall, with radiators, a stylish finish to include coving, dado rail and decorative wall panelling, window to the conservatory and carpeted flooring.

## Hallway
11'9" x 5'10" (3.6m x 1.8m)
With large radiator, open plan stairwell and carpeted flooring.

## Drawing Room
13'9" min x 19'2" excluding bay (4.2m min x 5.85m excluding bay)
With chimney breast wall, hearth and mantle, radiator, picture rail, feature bay window with low level windows to the front of the property, further window to the side and carpeted flooring.

## Bathroom
12'9" x 8'10" (3.9m x 2.7m)
A spacious and stylish bathroom with Edwardian style fittings to include wash basin, freestanding cast iron roll top bath with mixer tap and handset, bidet, WC with high level cistern, featured tiled wall, radiator, windows to the side of the property and tiled flooring.

## Conservatory
9'6" x 6'10" (2.9m x 2.1m)
With partially glazed walls and a solid roof with opening skylight, bi-fold doors to the patio, wall lighting and tiled flooring.

## WC
5'10" x 2'7" (1.8m x 0.8m)
With WC and plumbing for a sink, window to the side of the property and tiled flooring.

## Boiler Room
6'2" x 3'7" (1.9m x 1.1m)
With Worcester oil combination boiler and tiled flooring.

## Ground Floor Bedroom
10'9" x 10'2" (3.3m x 3.1m)
With built-in storage to either side of the chimney breast wall, partial decorative wall panelling, radiator, window to the front of the property and wooden flooring.

## Kitchenette / Utility
8'10" x 4'3" (2.7m x 1.3m)
Independently accessed via a partially glazed uPVC door to the front of the property, with sink, drainer and taps, space and plumbing for washing machine, window to the front of the property and carpeted flooring.

## Landing
14'1" max x 5'10" (4.3m max x 1.8m)
Split level gallery landing with partial decorative wall panelling, window to the side of the property and carpeted flooring.

## Bedroom One
14'1" x 13'9" (4.3m x 4.2m)
With chimney breast wall with feature fireplace, radiator, full height built-in wardrobe, decorative ceiling rose and coving, window to the side of the property and carpeted flooring.

## Bedroom Two
14'1" max x 14'5" (4.3m max x 4.4m)
With chimney breast wall with feature fireplace, built-in wardrobes to the side of the chimney breast, feature inset wall, decorative ceiling rose, radiator, window to the front of the property and carpeted flooring.

## Bedroom Three
11'5" x 10'2" (3.5m x 3.1m)
A light and bright dual aspect room with built-in wardrobes to the side of the chimney breast wall, radiator, laminate flooring and windows to the front and side of the property.

## Bedroom Four
8'6" x 6'10" (2.6m x 2.1m)
With radiator, window to the side of the property and laminate flooring.

## Second Landing
10'5" x 2'11" (3.2m x 0.9m)
With loft access and carpeted flooring.

## Shower Room
10'9" max x 9'10" (3.3m max x 3.0m)
With a luxurious feel and Victorian styling to include low level walk-in fully glazed shower enclosure with fully tiled walls, feature inset shelving and direct feed rainfall shower, freestanding double wash basin, WC, radiator, central feature lighting, window to the rear of the property and tiled flooring.

## Cellar
The property has a traditional cellar with racking which is accessed via a trap-door under the stairs.

## Rear of Property
Standing in circa 1.6 acres set primarily to grassland, with raised level patio to the side of the property enclosed by dwarf brick walling and pedestrian gate, retractable patio canopy and bi-fold door access to the conservatory providing an indoor/outdoor space. There are areas of concrete hardstanding to the front of the stables, oil storage tank, areas of mature trees and property boundaries of hedging.

## Double Garage
20'0" x 15'8" (6.1m x 4.8m)
With partial mezzanine floor, power and lighting, fuse box, concrete flooring and two up and over doors.

## Stables One & Two
16'0" x 12'9" (4.9m x 3.9m)
With two stalls, concrete flooring, two wooden doors and high level windows to the front of the property, these large stables were understood to provide housing for shire horses in days gone by.

## Stables Three & Four
With two stables measuring 3.7m x 2.5m and 3.8m x 2.5m respectively, with power to the left stable, window and wooden stable doors to the front and concrete floor with drainage.

## Pigsty
Accessed through the large stables and a wooden door is an enclosed area with half-brick walls understood to be a former pigsty.

## Additional Comments
The property has central heating throughout however, the two radiators in the kitchen are run from the fire in the living room. The conservatory is a recent addition to the property and is available with the remaining 10 year warranty.

## Tenure and Possession
The property is Freehold with vacant possession upon completion.

## Services
We understand that mains, electricity, water and drainage are connected to the property. Heating is via an oil-fired central heating system.

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

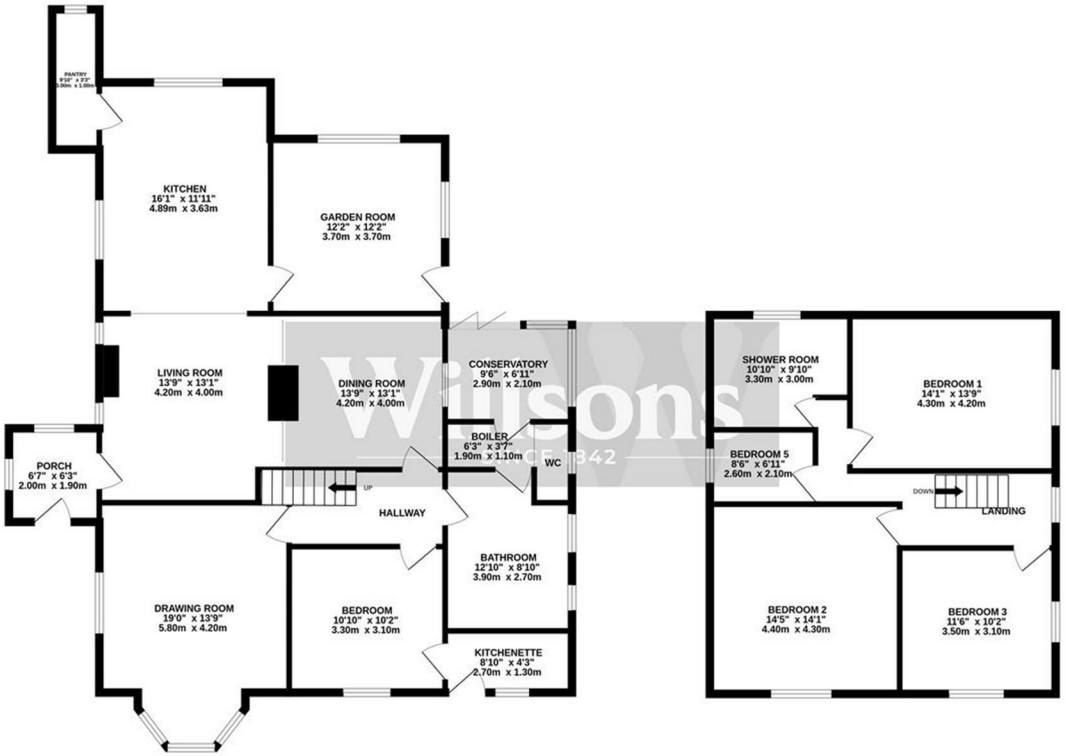
## Energy Performance Certificate
The property has an energy rating of 'F'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0350-2291-0480-2094-7145.

## Directions
From the main A157 between Mablethorpe and Louth, on approaching the centre of the village turn into Chalk Lane. The property can be found on the left after 100m.
What3words:///ironclad.single.stealthier

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

GROUND FLOOR

1ST FLOOR




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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