



Willsons
SINCE 1842

The Cottage, Old Church Lane, Great Steeping

£375,000



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The Cottage, Old Church Lane, Great Steeping, Spilsby, Lincolnshire, PE23 5PR

"AGENT'S COMMENTS"

This picture perfect historic cottage built of standard construction is a 'chocolate box' home fully renovated to provide a stunning interior, generous landscaped gardens extending to circa one acre, ground floor bedroom with en-suite, large picture windows overlooking the beautiful landscaped gardens, study, kitchen with separate utility; a true 'escape to the country' feel. This hidden gem is located on a quiet no through road on the edge of the village. With a garage, workshop, several outbuildings and a vintage caravan, gas central heating and majoritively uPVC double glazing, this cottage is brought to the market with no onward chain, is a turn-key ready home, offers a perfect rural idle and is a gardener's delight!

LOCATION

Great Steeping is a village in East Lincolnshire with its own primary school, church and heavy horse visitors centre. Situated 8 miles from the larger town of Skegness and approximately 3 miles to the west is the market town of Spilsby, at the foot of the Lincolnshire Wolds approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. Spilsby has both primary and secondary schools, a range of local shops, supermarkets, doctors, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.



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Front of Property

Accessed via wrought iron gates with brick columns and pedestrian gates to either side, decorative gravel driveway providing parking for multiple vehicles and garage access. With dwarf picket fence leading through a Wisteria pergola to the front porch, LPG Calor gas storage tank, boundaries of hedging, fencing and mature trees.

Lobby/Study

13'1" x 4'7" (4m x 1.4m)

With windows overlooking the garden with feature glass panes, radiator, internal window into the kitchen, LVT click flooring and composite external door.

Kitchen

11'9" x 12'1" (3.6m x 3.7m)

With a range of stylish country style wall and base units with corresponding work top and up-stand, ceramic sink with 1.5 bowls and mixer tap, ceramic induction hob with a feature glass splashback, integrated cooker and grill, solid fuel Wellstood stove with mantel in the chimney recess, integrated fridge, radiator, recessed downlighting, feature brick walling, windows to the lobby/study and side of the property and LVT click flooring.

Ground Floor Shower Room

10'2" x 5'2" (3.1m x 1.6m)

With glazed walk-in shower enclosure with fully tiled walls, rainfall shower with handset, WC, wash basin vanity unit, Victorian style towel radiator, partial decorative wall boarding, window to the side of the property and LVT click flooring.

Internal Hallway

2'7" x 2'7" (0.8m x 0.8m)

With full height storage cupboards and LVT click flooring.

Utility Room

7'2" x 5'10" (2.2m x 1.8m)

With a range of base units with worktop over, space and plumbing for washing machine, radiator, window to the rear of the property, Velux rooflight and LVT click flooring.

Living Room

18'0" x 11'9" x 20'8" max (5.5m x 3.6m x 6.3m max)

With chimney breast recess hosting multi-fuel burner, hearth and mantle, recessed log store, radiator, ornate open plan stairwell, three picture windows to the front of the property with views of the garden, wall lighting and LVT click flooring.

Ground Floor Master Bedroom

8'10" x 15'1" (2.7m x 4.6m)

Dual aspect room with feature wall panelling, French doors with windows to either side including feature glass panes leading to the side patio garden, radiator and LVT click flooring.

Ensuite Bathroom

With bath, mixer tap and handset, wash basin vanity unit, radiator, built-in airing cupboard housing Worcester combination gas boiler, decorative wall panelling, window to the rear of the property, Velux style rooflight and LVT click flooring.

Ensuite WC

5'10" x 2'7" (1.8m x 0.8m)

With WC, wall-hung wash basin, radiator, high level wooden window to the rear of the property and LVT flooring.

Split Level Landing

Bedroom Two

12'9" x 12'1" (3.9m x 3.7m)

With vaulted ceilings, radiator, loft access, full-height built-in wardrobe, window to the front of the property and carpeted flooring.

Bedroom Three

11'5" x 12'1" (3.5m x 3.7m)

'L'-shaped bedroom with vaulted ceilings, full height built-in wardrobes, radiator, loft access, window to the side of the property and carpeted flooring.

Garden

With a large area of slab patio surrounded by dwarf walling, with areas of decking and feature planting. A real treat for a garden enthusiast, this beautifully presented garden extending to an acre is set primarily to lawns and has been carefully landscaped to incorporate art installations throughout the space, some of which include stone repurposed from the local medieval church, raised water feature with central stone fountain believed to be a former font, kitchen garden, stepping stone pathways, a brick folly, trees to include mature fruit trees, palms and Cyprus and with boundaries of mature trees and shrubs. There is a vintage caravan to the rear of this space along with a number outbuildings. A true joy to behold!

Garage

29'6" x 11'9" (9m x 3.6m)

With mechanics inspection pit, Tecnik multi fuel workshop stove, power and lighting, recent fuse box, windows to the side and rear, pedestrian door, double doors and a combination of concrete and vinyl tile flooring. To the rear of the garage is an area of gravel to include the septic tank and hard-standing storage.

Lean-To Workshop

27'2" x 6'6" (8.3m x 2m)

With polycarbonate style roof and tin walls with concrete slab flooring, fuse box and double doors to one end.

Garden Store

With three bays and concrete floor.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity and water are connected to the property. Heating fuel is provided by an LPG Calor gas tank and drainage is to a private system.

Local Authority

Council Tax Band 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 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9551-3050-8205-7275-4200

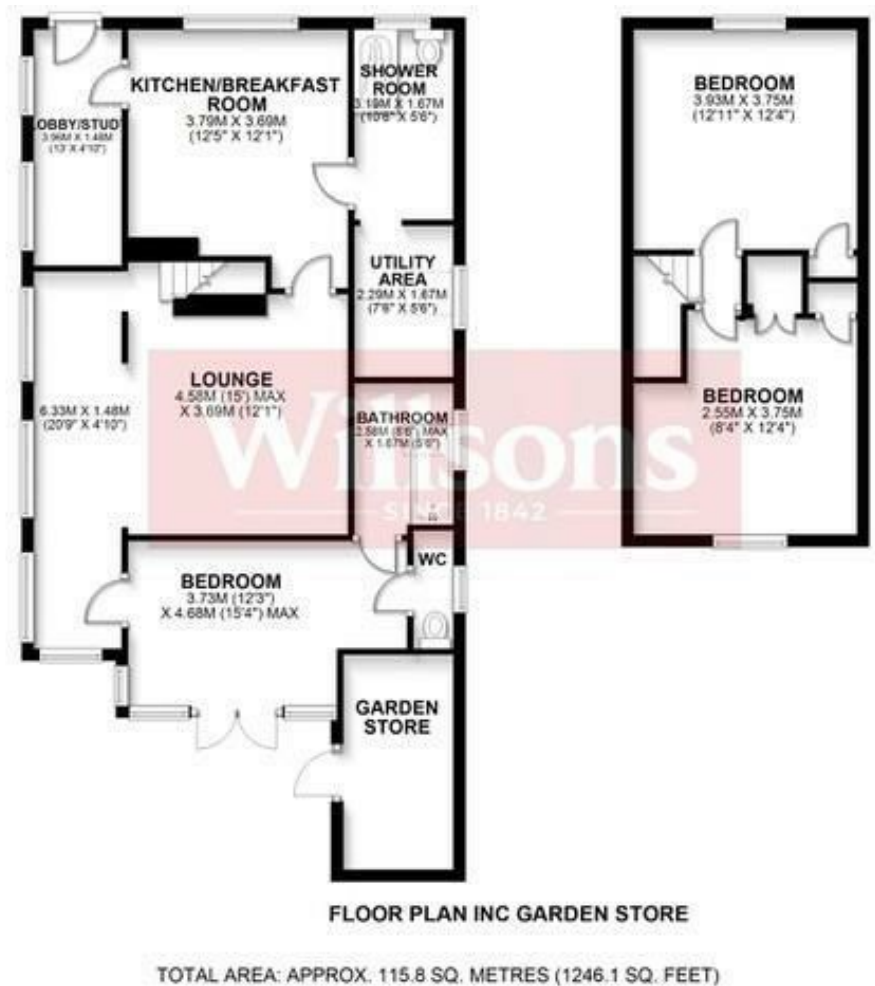
Viewing

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

Directions

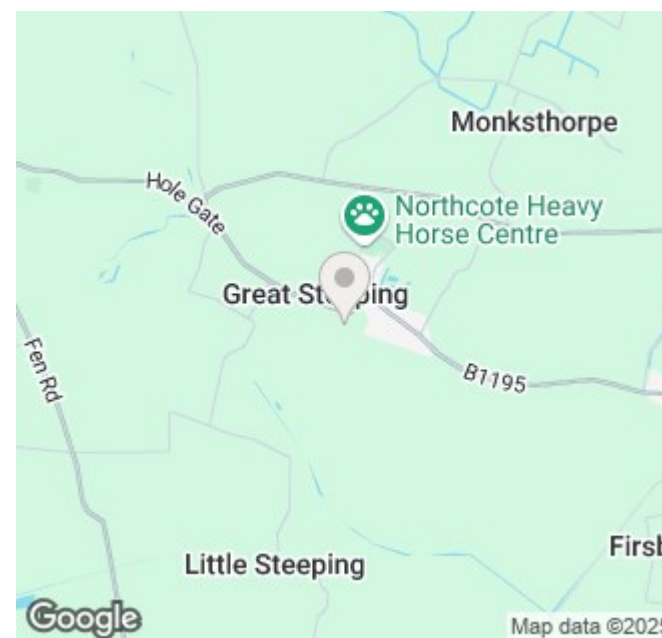
From the main A16 near Spilsby, drive through the town of Spilsby heading east on the B1195 to the village of Holton Holegate and onwards to Great Steeping. On entering the village, turn right onto Old Church Lane. The gates to the property can be found on the left after 70m.





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.



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