



Willsons  
SINCE 1842

The Cottage, Church Walk, Skendleby

£375,000



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# The Cottage, Church Walk, Skendleby, Spilsby, Lincolnshire, PE23 4QD

## "AGENT'S COMMENTS"

*This delightful cottage, aptly named 'The Cottage', was once three modest dwellings which have been combined into one wonderful home. Located in the prestigious village of Skendleby the property is adjacent to the church of St Peter & St Paul and situated on a private no-through road to that church. Central to the village the cottage has views over both the church green to the front and the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty to the rear. This wonderful character cottage offers terraced gardens with summer house and seating areas from which to enjoy the expansive views. It has recently undergone a scheme of upgrades which include a new boiler and woodburning stove with warranty. This pretty rural idyll provides a wonderful retreat and all within walking distance of the local country pub.*

## LOCATION

*Skendleby is a sought after village on the edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty. The village offers a local country pub, a village hall and the active church of St Peter & St Paul. It is located only 5 miles to the north of the Market Town of Spilsby which has primary and secondary schools, a range of local shops, supermarkets, doctors and dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a number of clubs and events for all ages. The town is located approximately 10 miles from the coastal resort of Skegness, approximately 24 miles north of the town of Boston and 37 miles east of the city of Lincoln.*



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### Front of Property

Accessed via a private track managed by the Church Diocese, the property has an external porch and concrete pathway to the side and rear garden.

### Dining Kitchen

18'6" x 10'9" (5.7m x 3.3m)

Dual aspect room with a range of wall and base units, inglenook chimney breast with range cooker in the recess with two ovens, grill, gas rings and electric hot plate, ceramic sink with 1.5 bowls and mixer tap, space for slimline under counter freezer, space and plumbing for dishwasher, integral wine rack, partial tile and wood panelling, recessed lighting, radiator, windows with front and rear aspects and laminate flooring.

### Sitting / Music Room

12'5" x 10'9" max (3.8m x 3.3m max)

With chimney breast wall, open fire, hearth and mantle, French doors to the rear garden, radiator, built-in storage and shelving to the left of the chimney, wood panelling to ceiling and some walls and laminate flooring.

### Living Room

18'6" x 10'9" max (5.7m x 3.3m max)

Dual aspect room with chimney breast wall, recessed fireplace with newly installed (2025 with warranty) Dean Forge wood burning stove, slate hearth and solid wood mantle, built-in bookcases, radiator, windows to the front and rear of the property and carpeted flooring.

### Utility Room

9'6" max x 7'10" (2.9m max x 2.4m)

L' shaped utility space with a range of base units and larder storage, space and plumbing for washing machine and the tumble dryer, ceramic Belfast sink with mixer tap, walls, partial tile and wood panelling, recently installed (2024 with warranty) Warmflow oil fired combination boiler, window to front aspects and laminate flooring.

### Rear Hallway

11'1" x 3'3" (3.4m x 1.0m)

With laminate flooring and integrated door mat, radiator and wall thermostat.

### Ground Floor Bedroom

11'9" x 9'10" (3.6m x 3.0m)

With radiator, wardrobe cupboard, window over the rear garden with plantation shutters and laminate flooring.

### Shower Room

5'6" x 7'10", into shower cubicle (1.7, x 2.4, into shower cubicle)

Fully tiled shower cubicle with direct feed shower and concealed controls, vanity wash basin with mixer tap, WC, towel radiator, partially tiled walls, obscured glass window and laminate flooring.

### Hallway

10'9" x 5'6" (3.3m x 1.7m)

With half glazed front door, decorative wooden panelling, radiator, open staircase and laminate flooring.

### Mezzanine Floor

A lovely quirky space with built-in shelving, wood panelling, vaulted ceilings and accessed by a retractable ladder.

### Landing

10'9" x 4'11" (3.3m x 1.5m)

With high level vaulted ceilings, radiator and painted floor boarding.

### Bedroom Two

12'5" x 10'9" max (3.8m x 3.3m max)

With built in wardrobes, radiator, recessed down lighting, vaulted ceilings, picture window with views over the Lincolnshire Wolds and hessian mat flooring.

### Storage Cupboard

10'9" x 5'10" (3.3m x 1.8m)

Accessed from bedroom two and running the full depth of the room, this large area of storage has low level vaulted ceilings, lighting and floorboarding.

### Bathroom

10'9" max x 6'10" (3.3m max x 2.1m)

With wide bath and Victorian style handset and filler taps, wash basin, WC, radiator, partially tiled walls, loft access, high level vaulted ceilings, window to the rear garden and painted wooden floorboards.

### Bedroom Three

10'9" x 12'5" (3.3m x 3.8m)

With built-in wardrobes, radiator, high level vaulted ceilings, picture window with views over the rear garden and painted wooden floorboards.

### Storage Cupboard

10'9" x 5'10" (3.3m x 1.8m)

Accessed from bedroom three and running the full depth of the room, this large area of storage has low level vaulted ceilings, lighting and floorboarding.

### Rear Garden

Beautiful terraced garden with landscaping features to include areas of stone cobble patio, feature brick, slab and gravel pathways, raised terraced seating/dining areas, portico terrace spanning the rear of the original cottage, landscaped borders with flowers and plants and small trees, log storage shelter and hidden garden utility area, boundaries of hedging and fencing with expansive views over the Lincolnshire Wolds. To the side of the property is an area of concrete hard standing, oil tank, wooden fence, concrete pathway and pedestrian footway to the front of the property.

### Summer House

10'9" x 7'6" (3.3m x 2.3m)

With power and lighting, double glazed wooden window with wonderful views, French doors, decking and external light to the side.

### Garden Storage

27' x 7'6" (8.2m x 2.3m)

Integral to the side of the Summer House, with power and lighting.

### Corrugated Tin Shed

9'6" x 6'10" (2.9m x 2.1m)

Character self-built shed with wooden flooring and wooden windows to either side.

### Provision for Parking

There is a provision for parking currently rented from the Church Diocese allocating three bays of private parking to this property. In 2025 there is a current rent passing of £150 per annum. The remainder of the church green is an area of free parking in relation to the church.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### 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 system, open fire and wood burning stove.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Marsham Road, Horncastle, Lincs, LN9 6PH. 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.eporegister.com](http://www.eporegister.com) Reference Number: 3435-1723-8500-0886-2296

### Viewing

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

### Directions

From the A16 between Louth and Skegness, at Ulceby Cross round about continue onto the A1028 towards Skegness. After 2.5 miles turn right into Candlesby Road towards the village of Skendleby. Church Walk can be found in the centre of the village, beside the Church.

What3words://arrive.lakeside.idealst



The Cottage  
Church Walk  
Skendleby  
Spilsby  
PE23 4QD



## 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.

