

Ashleigh Farm, Mablethorpe Road, Theddlethorpe

With Two Holiday Cottages

£375,000

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Willsons
SINCE 1842

Ashleigh Farm, Mablethorpe Road, Theddlethorpe, Mablethorpe, Lincolnshire, LN12 1NJ

"AGENT'S COMMENTS"

This Grade II Listed Farm House with an abundance of history dating back to the 1700's, offers a rare opportunity to be part of the ongoing chronicle of this historic holding and character property. With three bedrooms (one being en-suite), sun room, cottage gardens, numerous outbuildings to include workshops, open-fronted agricultural building and three brick-built stables, planning permission for two holiday cottages (one of which is partially completed), situated in a prominent coastal location with paddock and ponds, this holding offers a wealth of options to the new owner.

LOCATION

Theddlethorpe St Helen is a coastal village offering primary school, village hall, public house, church and several miles of sand dunes and stunning beaches. The village is situated to the north of the town of Mablethorpe which is a traditional seaside with 'Blue Flag' awarded beaches located approximately 17 miles north of Skegness and 27 miles south of Cleethorpes. The town has a range of shops being both independent and national and amenities including a cinema, sports centre, primary school and a health centre. Regular bus services run to the resort of Skegness and market town of Louth approximately 15 miles away. Secondary schools both grammar and comprehensive can be found at Louth and Alford approximately 7 miles away.

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Property Entrance
With chalk based driveway leading to wide central yard space providing parking for ample vehicles and access to all buildings.

Front of Farm House
Wrap-around gardens, with areas of patio and pathways of traditional brick, wooden five-bar gate, walled archways with wrought iron gate, raised flowerbeds with dwarf walls, feature well pump and trough, lawns and mature cottage garden borders.

Front Porch
With wooden front door and porch (0.9m x 0.9m) leading into Living Dining Room

Open Plan Living Dining Room
32'9" max x 13'1" (10.0m max x 4.0m)
Divided by a central chimney breast once used as a bread oven, with fireplace, surround and hearth to two sides, two electric heaters, telephone point, spiral staircase, wooden sash windows to the front of the property and tiled flooring.

Inner Hallway
10'2" x 11'5" (3.1m x 3.5m)
With feature corner fireplace and hearth, shelving alcoves, under-stairs storage cupboard and quarry tile flooring.

Kitchen Diner
7'6" x 29'10" (2.3m x 9.1m)
With base units, sink with 1.5 bowls, mixer tap and drainer, integrated LPG gas hob with stainless steel splashback, full height storage cupboard housing fuse box, electric heater, half-glazed wooden external door, windows to three aspects of the property and quarry tile flooring.

Shower Room
3'3" x 10'2" (1.0m x 3.1m)
With WC, wash basin, shower cubicle with electric shower, extractor fan, electric heater, window to the rear of the property and tiled flooring.

Conservatory
14'1" x 12'5" (4.3m x 3.8m)
Of brick wall and wooden double glazed window construction, double glazed roof panels, French Doors leading to the rear garden and tiled flooring.

Bedroom One
16'0" x 10'5" (4.9m x 3.2m)
With high vaulted ceilings, WC, sink vanity unit, built-in storage cupboards, electric heater, windows to three aspects and wooden flooring.

First Floor Landing
9'6" x 5'6" (2.9m x 1.7m)
With original beams and wooden flooring.

Bedroom Two
13'1" max x 12'5" (4.0m max x 3.8m)
'L' shaped room with television point, full height storage cupboard, windows to the front and rear of the property and wooden flooring.

En-Suite
13'5" x 7'10" (4.1m x 2.4m)
With WC, wash basin, central roll-top bath, built-in storage cupboard housing the immersion tank, window to the front of the property and tiled flooring.

Bedroom Three
12'9" x 9'10" (3.9m x 3.0m)
With two full height storage cupboards, radiator, window to the front of the property and wooden flooring.

Utility Outbuilding with Shower Room
14'9" x 12'9" max (4.5m x 3.9m max)
With French Doors to the front, window to the right hand side and concrete flooring.

Shower Room (2.7m x 1.1m) / 8'10" x 3'7"
With WC, sink vanity unit, shower enclosure with electric shower, extractor fan and tiled flooring.

Gardens
With areas of patio and pathways of traditional brick, summerhouse, raised flowerbeds with dwarf walls, areas of lawn, vegetables gardens and cottage gardens, property boundaries of fencing, mature hedging and trees.

Holiday Cottage No 1
With planning permission in place for a holiday cottage. Full planning details can be found on East Lindsey Planning portal under application N/180/01066/18.







Cottage No 1 Kitchen
13'9" x 14'9" (4.2m x 4.5m)
Dual aspect kitchen with wall and base units, sink with mixer tap and drainer, integrated double over and LPG gas hob with extractor over, space and plumbing for washing machine, under-stairs storage cupboard, wooden stable style external door, open plan stair case to first floor, windows to the front and side of the property and tiled flooring.

Cottage No 1 Living Room
15'1" x 14'1" (4.6m x 4.3m)
With fireplace, surround and hearth, full height storage cupboard housing the fuse box, French Doors leading to patio area, wooden windows to the side of the property and laminated flooring.

Cottage No 1 Bedroom One
13'9" x 9'2" (4.2m x 2.8m)
With fully vaulted ceilings, built-in storage cupboards, two wooden Velux windows and carpeted flooring.

Cottage No 1 En-Suite
14'9" x 6'10" (4.5m x 2.1m)
With WC, sink with vanity unit, bath with electric shower over, extractor fan, built in storage cupboards housing the electric immersion tank, Velux window and vinyl tiled flooring.

Partially Converted Holiday Cottage No 2
40'4" x 14'9" (12.3m x 4.5m)
Partially converted former 'Stable' building with planning permission in place for a holiday cottage for occupation between 15th March - 31st October. Full planning details can be found on East Lindsey Planning portal under application N/180/02318/19. The property has a combination of wooden single and double glazed windows and doors to include an original large round feature window in the living room.

Cottage No 2 Kitchen
11'9" x 14'5" max (3.6m x 4.4m max)
Triple aspect room with newly installed kitchen consisting of a range of base units, stainless steel sink with drainer and mixer tap, space for free standing electric cooker, space for slimline under counter fridge, log burner with hearth, wooden flooring, feature circular window and additional window with views over open fields, double French doors to the side and full height window to the front.

Cottage No 2 Hallway
14'9" x 2'7" (4.5m x 0.8m)
Leading to all rooms and accessed via half single glazed wooden external door with stained glass panels and full height window to the side, with high level fuse box and chipboard flooring.

Cottage No 2 Bathroom
7'2" x 8'10" (2.2m x 2.7m)
Bathroom suite yet to be fitted however plumbing is currently in place, this bathroom is designed to have 'Jack and Jill' access to both bedrooms and has a high level window to the rear.

Cottage No 2 Bedroom One
11'1" x 12'1" (3.4m x 3.7m)
With feature sliding door to bathroom, chipboard flooring and windows to three sides and double glazed French door to the rear of the property.

Cottage No 2 Bedroom Two
9'10" x 8'10" (3.0m x 2.7m)
With chipboard flooring, window and double glazed French door with open aspects over fields.

Open-Fronted Agricultural Building
54'1" x 27'10" (16.5m x 8.5m)
Open fronted four bay general purposes agricultural building with concrete flooring.

Workshop
23'3" x 12'1" (7.1m x 3.7m)
With power and lighting, open plan roof joists and concrete flooring.

Rear Lean To Workshop
60'8" x 13'5" (18.5m x 4.1m)
With full width door, block walls, water, power and lighting are connected, personnel door and concrete flooring.

Stable One
12'1" x 12'5" (3.7m x 3.8m)
With power and lighting, concrete flooring.

Stable Two
11'1" x 12'1" (3.4m x 3.7m)
With power and lighting, concrete flooring.

Stable Three
10'9" x 11'9" (3.3m x 3.6m)
With power and lighting, concrete flooring.







Paddock & Ponds
Extending to circa 0.4 acres of grass paddock adjacent to the property which includes an area of pond, fruit trees and rural views.

Additional Information
We are informed the property is partially affected by the Viking CCS project and further details can be obtained from the vendor on viewing or the sales agent.

Services
We understand that mains water and electricity are connected to the property. Drainage is understood to be to two private systems. Heating is provided via electric storage heaters.

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 Farm House has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 2100-2966-0722-1497-3143

The Annex has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9261-3008-6201-3394-4200

Directions
From Mablethorpe, take the A1031 north towards the village of Theddlethorpe St Helen. The property can be found on the right after two miles.
What3Words///sprinting.glitz.cycle

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



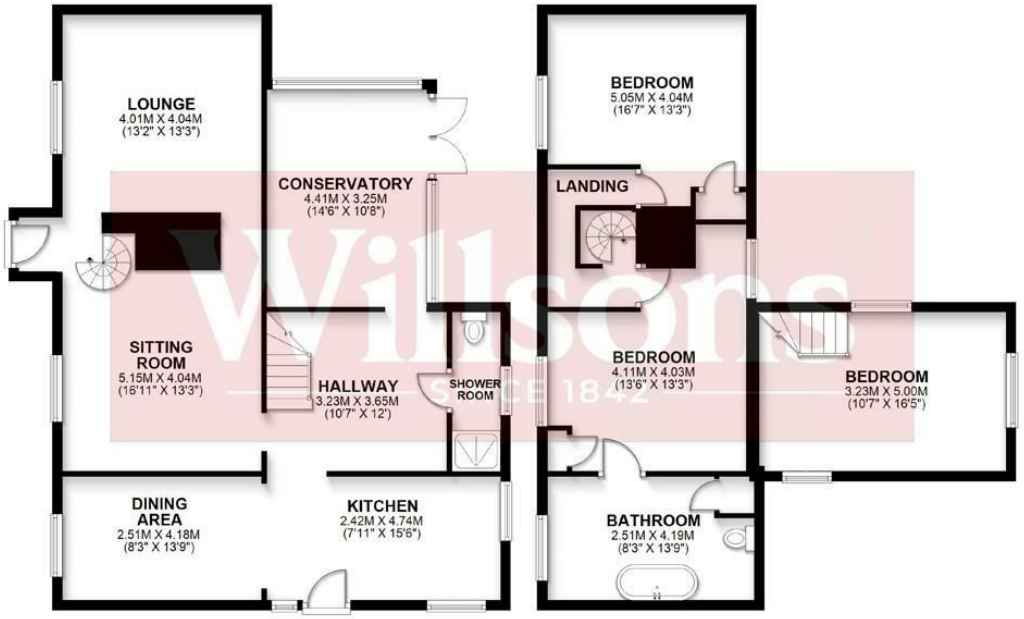






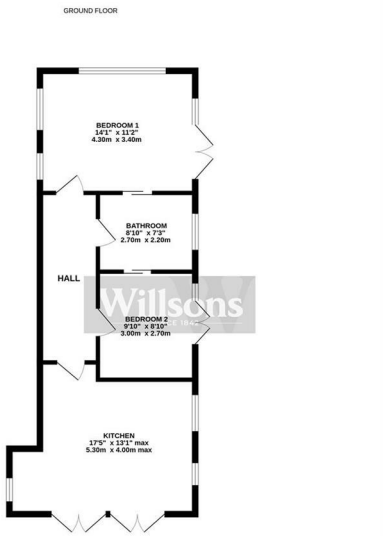






FLOOR PLAN

TOTAL AREA: APPROX. 156.5 SQ. METRES (1685.0 SQ. FEET)







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.