Field Farm, Helsey, Hogsthorpe

£750,000

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Field Farm, Helsey, Hogsthorpe, Skegness, Lincolnshire, PE24 5PE

"AGENT'S COMMENTS"

Built in 2005, this well appointed modern farmhouse surrounded by it's own grazing paddocks has been well designed to accommodate a sizeable kitchen, living room, dining room & conservatory, has a master bedroom with large ensuite, family bathroom and ground floor WC. Outside spaces include a pool house with exercise Hydropool Swimspa, workshop & garage and wrap around gardens with extended rural views. There are a traditional range of brick-built stables and dovecote barn with mezzanine flooring, further small buildings to include stable block, cattle crew and Anderson Shelter. Set in just under 11 acres, in a stunning countryside location yet just a short drive to the seaside, this property is brought to the market with No Onward Chain and has the potential for further development, subject to planning.

LOCATION

Located in the rural hamlet of Helsey, just outside the villages of Mumby and Hogsthorpe. Hogsthorpe is a small village circa two miles inland of the seaside town of Chapel St Leonards and close by Skegness. Boasting two pubs, a village shop and post office, church, primary school, farm shop, village hall, several local eateries/tea rooms, dog groomers, riding school and close-by alpaca trekking centre and fishing lakes. Local towns of Skegness & the market town of Alford have primary and grammar and secondary schools, doctor's surgeries, range of shops & variety of eateries. Skegness has a railway station, hospital & leisure facilities including swimming pools, cinema & theatre.

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Entrance Hallway
9'6" x 9'6" (2.9m x 2.9m)
Accessed via low-threshold composite front door with central feature glazed panel into wide entrance hall with integrated cloak cupboards to either side, one of which houses consumer unit, gate intercom controls, radiator, room thermostat and tiled flooring.

Living Room
14'9" x 12'1" (4.5m x 3.7m)
Dual aspect room with chimney breast wall with inset wood burning stove, hearth and mantle, two radiators, laminate flooring and windows to the side and rear with views over the rear garden.

Dining Kitchen
17'0" av x 21'7" (5.2m av x 6.6m)
Sizeable triple aspect dining kitchen with bespoke solid wood wall and base units with wooden work tops, additional wall display cabinets, central island with further storage, full-height pantry cupboard (1.3m x 0.8m), Range Master cooker with 5 rings and warming plate, two ovens and grill with extractor over, Belfast style sink with quartz style draining board and mixer tap, integrated dishwasher, intergrated fridge and freezer, space and plumbing for washing machine, Worcester Bosch oil-fired central heating boiler, two radiators, air conditioning unit, tiled flooring and aspects of the garden and front of the property.

Sitting Room
13'9" x 12'1" (4.2m x 3.7m)
With chimney breast wall with inset wood burning stove, hearth and mantle, radiator, windows to either side of the fireplace and laminate flooring.

Conservatory
13'9" x 11'9" (4.2m x 3.6m)
Of dwarf brick wall and uPVC construction with solid roof, two radiators, down lighting, tiled flooring, wooden internal partially glazed French doors to the living dining room, direct access to the raised block paved patio and far reaching aspects over the rear garden and surrounding fields beyond.

Utility Room
8'6" x 4'7" (2.6m x 1.4m)
With WC, wash basin cistern, space and plumbing for washing machine and tumble dryer, wall units, radiator, extractor fan, down lighting, partially tiled walls, tiled flooring and window with obscure glazing.

Internal Hallway
12'9" x 6'2" (3.9m x 1.9m)
Giving access to the stairs with radiator, wood grain pattern luxury vinyl tile flooring and window to the garden.

Landing
11'1" x 2'7" (3.4m x 0.8m)
With room thermostat and carpeted flooring.

Master Bedroom
20'8" max x 12'1" (6.3m max x 3.7m)
Generously sized master suite with fitted wardrobes (2.1m x 0.5m), fitted dressing table, two radiators, air conditioning unit, wall lighting, carpeted flooring and two windows overlooking the rear garden and open fields beyond.

En-Suite Wetroom with Bath
12'9" max x 8'2" (3.9 max x 2.5m)
Victorian style four-piece suite with wet-room flooring including bath with shower cassette and tiled surround, WC, wash basin with tiled splashback, bidet, both direct feed and electric showers with shower boarding, razor socket, airing cupboard (1.7m x 0.6m) also housing immersion tank, consumer unit and with built-in shelving, radiator, loft access, down lighting and window with obscure glazing to the side.

Bedroom Two
14'9" max x 12'1" (4.5m max x 3.7m)
Dual aspect room with fitted wardrobes (1.2m X 0.5m), air conditioning unit, radiator, carpeted flooring and windows with aspect to the side and rear of the property with views over the garden and open fields beyond.

Bathroom
11'1" x 5'2" (3.4m x 1.6m)
Victorian style three piece-suite with freestanding roll top slipper bath with mixer tap and handset, WC with high-level cistern, freestanding wash basin with mirrored vanity unit over with integrated lighting and razor socket, towel radiator, down lighting, extractor fan, partially tiled walls, tiled flooring and window with obscure glazing.

Bedroom Three
10'9" x 8'6" (3.3m x 2.6m)
With radiator, carpeted flooring and window to the front of the property.

Gardens
Enclosed wrap around garden set primarily to lawn with block paved raised patio, centre points and borders of mature shrubs and plants, fruit trees, external lighting and wall tap, concealed oil tank, boundaries of hedging and fencing, block paver and slab pathways leading to pedestrian gates to either side of the property on onwards to wide block paved driveway. This wonderfully private garden is surrounded by fields to all sides.

Workshop, Garage & Pool House
One sizeable building divided into three areas:

Pool House
20'0" x 11'5" (6.1m x 3.5m)
With Hydropool Swim Spa (included in the sale), full wall of bi-fold uPVC doors, power and independent fuse switch for swim spa, downlighting, concrete flooring and high-level window with obscure glazing to the rear.

Garage
11'5" x 20'0" (3.5m x 6.1m)
With double wooden side opening garage doors, power, lighting and independent consumer unit, concrete flooring, high-level window with obscure glazing to the rear. Divided from pool house by stud walling.

Workshop
20'0" x 7'2" (6.1m x 2.2m)
With uPVC external door and window to the rear, power and lighting concrete floor and block wall dividing it from the garage.

Driveway
Accessed through electric security gates activated by an internal intercom system and leading down an avenue of tall hedging with Victorian Style street lamps and fields to either side onto wide gravelled area in front of the property. There is a further block paved apron and drive to the side of the property leading the to the garage. The property has external lighting and is monitored by CCTV cameras.

Range of Traditional Brick-Built Stables
Set to six bays with wooded stable doors , water, power and lighting currently set to different purposes to include:
External WC & utility (3.5m x 1.1m) with WC, hand wash basin and additional utility Belfast sink with electric hand wash water heaters over and tile flooring, woodshed with fuse box and concrete flooring, coal bunker with concrete slab flooring, utility store with concrete flooring leading to adjoining stable divided by traditional cobbled walkway leading through to crew yard and dovecote.

Traditional Brick-Built Dovecote
Traditional dovecote barn with wooden mezzanine flooring, power and lighting.

Stables Block
Of wood construction with two loose boxes, concrete apron to the front, power and lighting.

Corrugated Tin Anderson Shelter
Corrugated tin Anderson Shelter with wooden double doors currently used as a garage.

Yard & Further Range of Out Buildings
There are a further range of lean-to wooden framed out buildings with corrugated tin roofs and sides, some of which are open fronted. The area is monitored by CCTV and has external lighting.

Crew Yard
Open fronted crew yard.

Grazing Land
The property is surrounded by several grazing fields with boudaries of hedges, fences or drainage ditches with the site as a whole extending in total to circa 11 acres in total.

Security, Lighting & Electric Gates
The property is monitored by CCTV cameras throughout with audible alerts, covered by external lighting and accessed via security gates linked to an internal intercom system with gate camera and two-way audio feature.

Additional Information
The property is accessed via a highway authority maintained road leading onto a private roadway. There is right of access over the private track as defined in the title which reads as follows "Together with a right of way with or without vehicles or animals of any description over and along the roadway."

There is a public footpath which runs through the field to the right of the gateway from east to west.

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

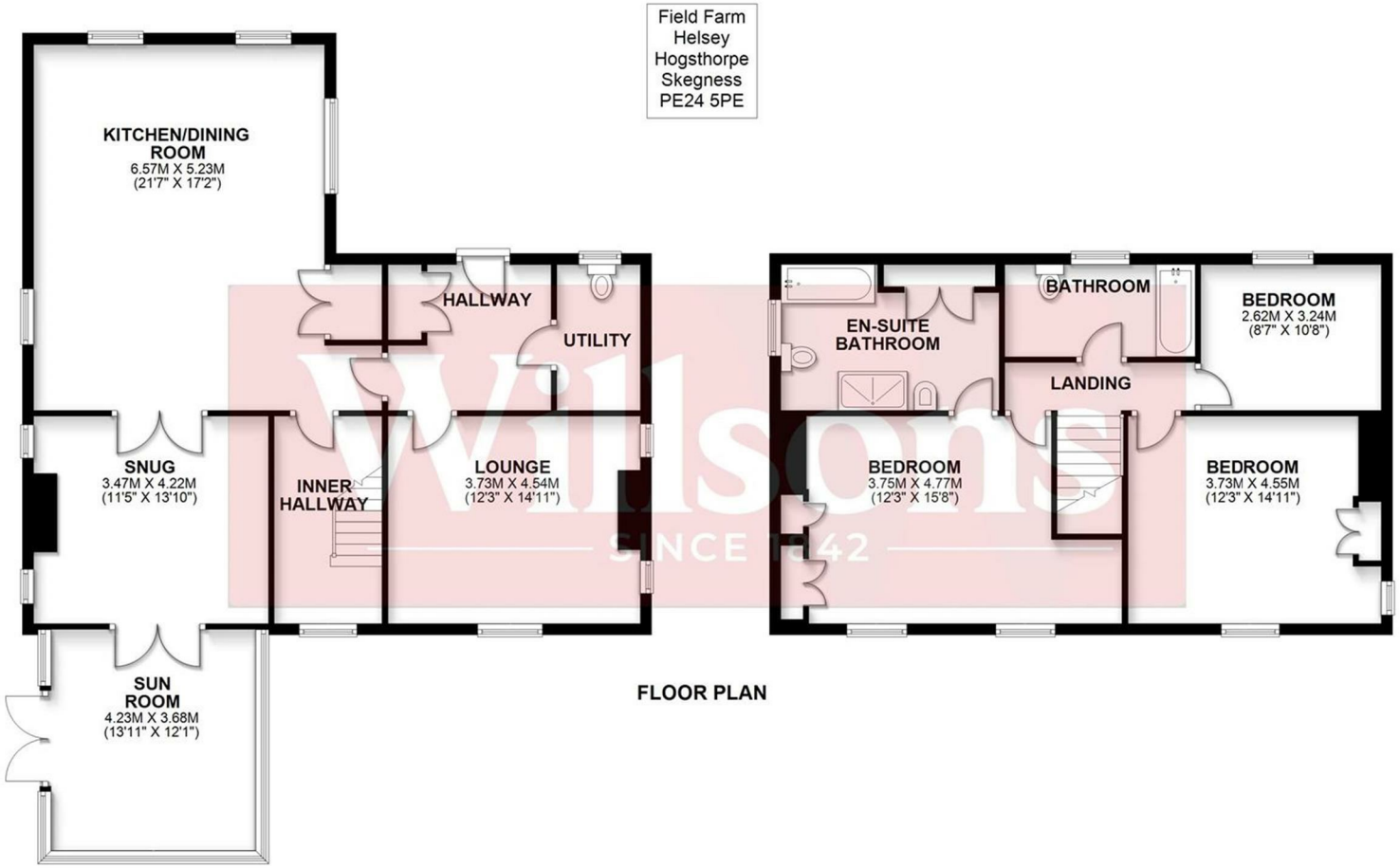
Services
We understand that mains electricity and water are connected to the property. Heating is via an oil-fired central heating system. Drainage is understood to be to a private system.

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 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 690-0780-0222-1594-3953

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

Directions
From the main A52 between Mablethorpe and Skegness, between the villages of Mumby and Hogsthorpe, the hamlet of Helsey can be found. On sharp bend with an Desset Palour called Wren Farm Desserts, turn into the no-through lane with a signpost at the end naming the property. The gated entrance to th ate la W



TOTAL AREA: APPROX. 174.7 SQ. METRES (1880.8 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.