The Old School House, Boston Road, West Keal

£325,000

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SINCE 1842

The Old School House, Boston Road, West Keal, Spilsby, Lincolnshire, PE23 4BD

"AGENT'S COMMENTS"

This charming period former school house set in a stunning edge of village location with far reaching rural views offers a floor plan extending to two wings to include ground floor bedroom, study and shower room with bedroom to the first floor and two further bedrooms and family bathroom. With sitting room and orangery with stunning garden views, cottage style family kitchen, garage/workshop, carport and generous driveway, the property is set in 0.5 of an acre of mature landscaped gardens, offers double glazing and oil-fired central heating throughout and is located on the edge of the Lincolnshire Wolds in a village setting yet with immediate road links to further afield. The property is brought to the market with no onward chain.

LOCATION

West Keal is situated on the southern edge of the Lincolnshire Wolds and offers an active church and village hall with close amenities of East Keal including a post office, village stores, café, public house and being two miles to the south of the market town of Spilsby which is approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has 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 offers a number of clubs and societies for all ages.

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Entrance Hallway
13'9" x 5'2" (4.2m x 1.6m)
Accessed via double glazed wooden external door with obscure glazed half panes, integral doormat, radiator, carpeted flooring and under stairs cloak storage.

Kitchen
11'1" x 12'1" (3.4m x 3.7m)
Traditional country cottage kitchen with the range of wall and base units to include corresponding Welsh dresser style storage, eye level cooker and grill, integrated ceramic hob with extractor hood over, integrated dishwasher and fridge, sink with mixer taps and draining board, intruder alarm and heating controls, carpeted flooring and window with aspects to the side and further picture window with extended views over the garden and open fields to the front of the property.

Living Room
11'5" x 15'5" (3.5m x 4.7m)
With central chimney breast wall with ornate fireplace, open fire, hearth and mantle with built-in shelving to one side, consumer unit, radiator, wall lighting, downlighting, carpeted flooring, glazed feature wide arched door to the orangery and two windows to the side of the property.

Orangery
Pentagonal orangery of brick wall and double glazed wooden construction with attractive arched window design, glazed roof with dual opening roof windows, French doors to the patio, ceiling fan, two radiators, tiled flooring and extended views over the mature landscape gardens and open fields beyond.

Ground Floor Bedroom / Garden Room
13'1" x 12'9" (4.0m x 3.9m)
Dual aspect room with radiator, fitted shelving and storage over bed, wall lighting, carpeted flooring, window to the side of the property and large picture bow window to the front of the property with aspects over the patio and garden.

Study
7'10" x 11'1" (2.4m x 3.4m)
With built-in storage cupboard, chimney breast wall, radiator, carpeted flooring and window to the front of the property.

Ground Floor Shower Room
10'5" x 4'3" (3.2m x 1.3m)
Comprising shower enclosure with glazed shower door and tiled surround with Mira electric shower, WC, wash basin with tiled splashback, radiator, space and plumbing for washing machine, extractor fan, carpeted flooring and double glazed wooden window.

Bedroom Three
14'1" max x 13'1" (4.3m max x 4.0m)
'L'-shaped room occupying a separate wing and accessed via an independent staircase with wall of built-in wardrobes (2.1m x 0.6m) with hanging rail and shelving, radiator, downlighting, loft access, carpeted flooring, mid-level vaulted ceilings, wooden double glazed Velux style ceiling light and uPVC double glazed window with arch feature to the side with views over open fields.

First Floor Landing
6'2" x 2'7" (1.9m x 0.8m)
With full height airing cupboard (0.9m x 0.5m) housing immersion tank and built-in shelving above, wall lighting, loft access and carpeted flooring.

Bedroom Two
15'8" x 11'9" (4.8m x 3.6m)
With chimney breast wall, radiator, mid-level vaulted ceilings, carpeted flooring, wooden double glazed Velux style ceiling light and uPVC double glazed window with arch feature to the side of the property.

Bathroom
7'10" x 5'6" (2.4m x 1.7m)
With Jacuzzi spa style bath, WC, wash basin, radiator, mid-level vaulted ceiling, partially tiled walls, carpeted flooring, built-in storage cupboard and window to the side of the property.

Bedroom Four
12'5" x 7'2" (3.8m x 2.2m)
With radiator, mid-level vaulted ceilings, carpeted flooring, wooden double glazed Velux style ceiling light and uPVC double glazed window with arch feature to the side with views over open fields.

Garage Workshop
23'7" x 11'1" (7.2m x 3.4m)
With independent intruder alarm, independent consumer unit, power and lighting, concrete floor, window single glazed wooden window to the rear, dual opening wooden doors to the front and personnel door to the side.

Driveway
Winding gravel driveway leading the garage and further following the perimeter of the property into a wide area of gravel parking, three-bay wooden carport, greenhouse, concealed septic tank and oil storage tank.

Gardens
A gardeners delight and the likes of which take years to establish! Mature landscaped gardens set to lawns with areas of raised borders and terracing, a variety of mature shrubs, plants and trees, sloped concrete pathway leading to the garage. There is an area of block paved patio with raised borders to the side of the property, wall tap, recent Grant external combination oil boiler adjacent to the external chimney breast wall and former coal house.

Additional Comments
There is a right of way awarded to the adjoining property in respect of repair and maintenance.

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 a recent (2023) oil-fired central heating system. Drainage is understood to be to a shared private system.

Local Authority
Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

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: 2823-3011-3204-9766-4200

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

Directions
From the A16 between Louth and Boston, on reaching the village of West Keal, continue on the A16 south and after the junction with the A155 on the outskirts of the village, you will find The Old School House located on the right on leaving the village.
What3words///delay.tinned.carefully

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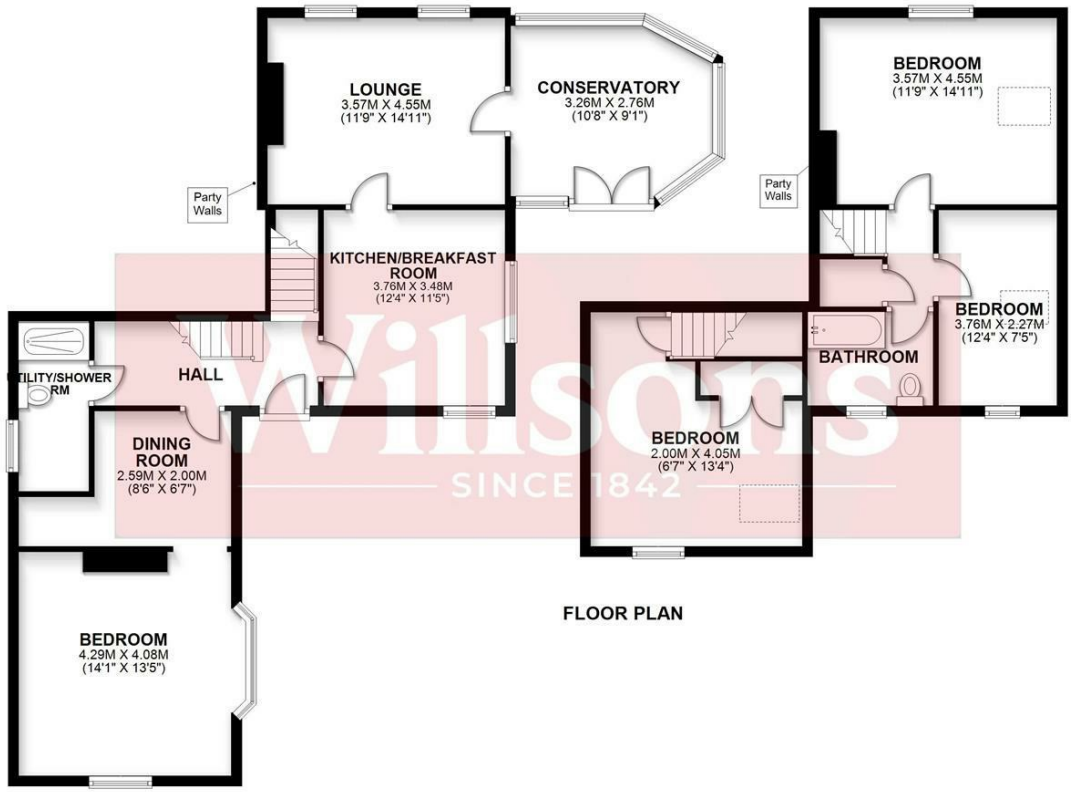
Spilsby
PE23 4BD



FLOOR PLAN

TOTAL AREA: APPROX. 134.9 SQ. METRES (1451.9 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.