

'South House', 55 South Street, Alford

With Two Bedroom Detached Annex

£425,000

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Willsons
SINCE 1842

'South House', 55 South Street, Alford, Lincolnshire, LN13 9AN

"AGENT'S COMMENTS"

'South House' is an impressive Georgian period town house offering timeless symmetrical design. Brimming with character, this family home is well position on the outskirts of the town yet opposite an area of green space and within walking distance of amenities and schools. This remarkable property offers carriage driveway leading the former Coach House now utilised as a two bedroom independent annex or holiday let, is set in 0.28 of an acre of lawned gardens and benefits from a modern yet sympathetic renovation to provide a functional family home, with a central open-plan living dining kitchen, living room with solid fuel stove and further garden room, four sizeable bedrooms and two family bathrooms. Set in the historic Market Town of Alford on the edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty, this property offers the opportunity to purchase an impressive piece of Lincolnshire history to make your next home.

LOCATION

Alford is a market town situated at the foot of the Lincolnshire Wolds approximately 14 miles north-west of the seaside town of Skegness and 14 miles south of the market town of Louth. It has a wealth of amenities including doctors and dentists surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.

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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | **E.** alford@willsons-property.co.uk
https://www.willsons-property.co.uk







Front of Property
Set centrally in grounds extending to circa 0.28 of an acre of enclosed landscaped gardens of lawns with mature shrubs, plants and trees to three sides accessed via wooden five-bar gates onto the grandiose carriage driveway leading to the central entrance doorway of the property with external lighting.

Entrance Porch
With central wooden entrance door into internal porch with period tiled flooring and glass panelled door leading into the living dining kitchen

Living Dining Kitchen
13'5" x 30'10" (42'7""16'4"" x 98'5""32'9"") (4.11m x 9.40m (13'5" x 30'10"))
Forming the heart of the home, this generous full width living dining kitchen is the centre of family life. Empathetically designed to reflect the period character of the house and offering dining kitchen to one side and living space to the other with solid fuel stove, tiled hearth and floating wooden mantle with built-in storage with display shelving to either side and dining kitchen with central island with integral storage and solid wood worktops, a range of wall and base units with high level fitted shelving, chimney breast wall with recessed Range style cooker with extractor over, double ceramic sink with tiled splashback, integrated dishwasher, two laundry dollys, radiator, downlighting and solid oak flooring throughout. This dual aspect room with central entrance doorway, two traditional sash windows to the front and a further full height double glazed window to the side creates an impressive entrance to this wonderful period home.

Central Hallway
With central staircase leading to the low split level landing and first floor gallery landing with double glazed feature window to the rear and decorative alcove. Below is an understairs storage cupboard.

Sitting Room
22'4" x 11'1" max (72'2""13'1"" x 36'1""3'3"" max) (6.81m x 3.38m max (22'4" x 11'1" max))
With chimney breast wall with inset solid fuel stove, hearth and mantle, feature bay window with aspects over the garden to the side, archway to the 'snug' area with full wall of fitted display cabinets, radiator, carpeted flooring and French door to the rear patio and garden.

Inner Anteroom
6'11" x 11'3" (19'8""36'1"" x 36'1""9'10"") (2.13m x 3.43m (6'11" x 11'3"))
A wide inner anteroom with full wall of fitted storage cupboards to one end including airing cupboard housing immersion tank, radiator, laminate flooring and leading to the garden room and utility room.

Utility Room
15'1" x 6'0" (49'2""3'3"" x 19'8""0'0"") (4.62m x 1.83m (15'1" x 6'0"))
Generous dual aspect utility space with a range of wall and base units, gas boiler, sink with mixer tap and tiled splashback, space and plumbing for washing machine and several under counter appliances, laminate flooring and windows to the front and side.

Garden Room
14'11" x 8'9" (45'11""36'1"" x 26'2""29'6"") (4.57m x 2.67m (14'11" x 8'9"))
A light and bright garden room of brick wall and wooden window unit construction with pitched glazed roof, radiator, laminate flooring and external door the garden.

Ground Floor Bathroom
10'5" x 5'10" (3.18m x 1.78m)
Comprising bath with electric shower over, glazed shower screen and tiled surround, WC, washbasin vanity unit with tiled splashback, downlighting, radiator and vinyl flooring.

Family Bathroom
8'11" x 10'5" (2.72m x 3.18m)
With unique sunken bath with shower over, glazed shower screen and tiled surround, WC, washbasin vanity unit with tiled splashback, radiator, loft access, downlighting, wooden flooring and Velux style rooflight to the high level partially vaulted ceiling.

Master Bedroom with Dressing Room
13'6" x 6'5" (4.14m x 1.96m)
Master bedroom with walk-in dressing room, period feature fireplace to chimney breast wall, two radiators, carpeted flooring and sash windows with aspects to the driveway and garden.

Bedroom Two
13'6" x 14'0" (4.14m x 4.29m)
Dual aspect room with radiator, carpeted flooring and full-height sash window with aspects to the front and side of the property.

Bedroom Three
12'0" x 10'9" (3.66m x 3.30m)
With radiator, carpeted flooring, mid-level partially vaulted ceiling and sash window with aspects to the rear of the property.

Bedroom Four
8'3" x 11'3" (2.54m x 3.43m)
With chimney breast wall with alcove and shelving to the side, radiator, carpeted flooring and sash window to the side of the property.

Annexe - 'The Apple Loft'
Situated to the front of the main residence, 'The Apple Loft' which is full of character, is a separate annexe, the first floor of which is currently utilised as a self-contained, two bedroom living space with open-plan living, dining kitchen, two bedrooms, bathroom and two WCs. This quirky independent living space is great for multi-generational living, would make a perfect home-office set slightly away from the main family home, offers the opportunity to continue the ongoing possibility for a holiday let or an excellent option for accommodating guests.

Ground Floor Entrance Foyer
With Coach House style entrance facade with external lighting and modern glass panelled entrance door leading to the ground floor WC, bathroom and stairs to the first floor living space.

Ground Floor WC
With WC, wash basin vanity unit with tiled splashback, wall mirror, extractor fan, vinyl flooring and mid-level vaulted ceiling.

Ground Floor Bathroom
Comprising bath with mixer tap, electric shower over and tiled surround, wash basin with vanity mirror and wall light and extractor fan.

Open Plan Living Dining Kitchen
20'0" x 10'11" (6.10m x 3.35m)
This quirky upside-down living space centred around the gallery landing utilises the first floor to accommodate an open plan living dining kitchen with a range of wall and base units, sink with mixer tax, integrated oven and ceramic hob, tiled splashback, space for under-counter fridge, extractor fan, vinyl flooring, downlighting, mid-level vaulted ceilings and window to the rear and further Velux style roof light.

First Floor WC
4'11" x 2'0" (1.52m x 0.61m)
With WC, wash basin and vanity mirror.

Bedroom Two
10'11" x 8'0" (3.35m x 2.44m)
With charming character low-level window to the front, further Velux style roof light, partially vaulted ceiling to a central apex, fitted storage cupboard and carpeted flooring.

Bedroom One
10'0" x 16'11" (3.05m x 5.18m)
Generously sized bedroom full of character with small feature windows, curved walls and mid-level vaulted ceiling, downlighting, Velux style rooflight and carpeted flooring.

Home Office / Treatment Room
10'11" x 8'0" (3.35m x 2.44m)
Access from the driveway and forming the front ground floor of the 'Apple Loft' is a further garden room previously utilised as a home-practice treatment room with wash basin vanity unit, downlighting, independent fuse box and window to the front.

Garage
Accommodating the space below the 'Apple Loft' and accessed via up-and-over garage door with external lighting, this deep garage space has concrete flooring and internal door to the adjacent workshop.

Garden Store
Traditional garden store with internal door to the garage.

Gardens
To the rear there is a wide gated access to the right of the property leading to the rear garden, garage and workshop with wide paving slab patio with dwarf wall surround, further area of crazy paving concrete patio to the side, area of raised decking to the rear of the garden, vegetable patch, greenhouse and boundaries of hedging and fencing.

Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 3700-1115-0022-6105-3623
The Annex has an energy rating of 'G'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0215-3017-6206-5602-1200

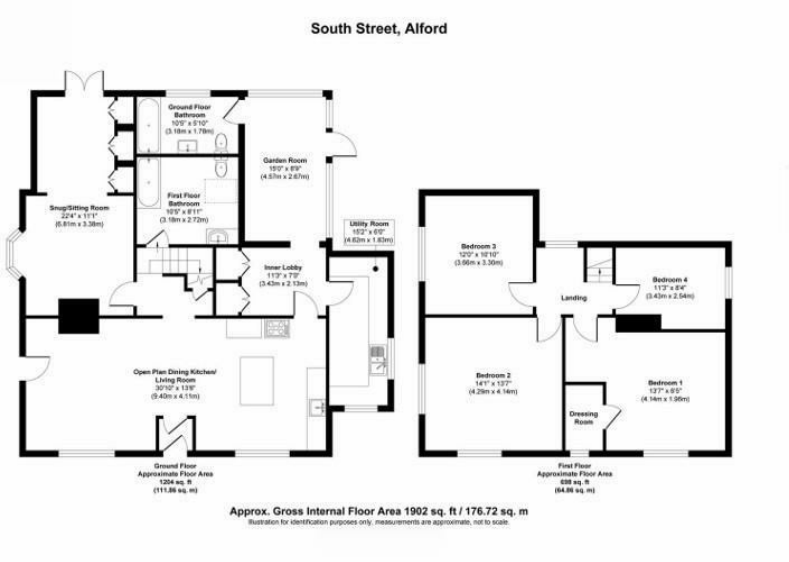
Local Authority
Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

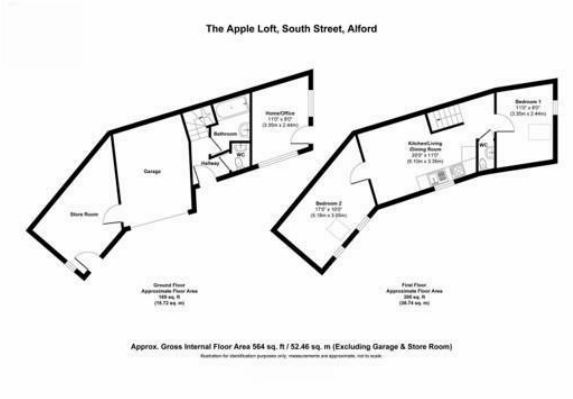














FLOORPLAN **Not to scale – For identification purposes only**

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.

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