



Willsons
SINCE 1842

1 North Farm Cottages, Farlesthorne, Alford

£165,000



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1 North Farm Cottages, Farlesthorne, Alford, Lincolnshire, LN13 9PH

"AGENT'S COMMENTS"

This traditional country cottage with gardens to three sides set in the remote hamlet of Farlesthorne is an escape from it all! Constructed of local honey toned Farlesthorne brick, the cottages dates back to pre-1800's however already benefits from uPVC double glazing. The living room offers a cosy open fire and kitchen with country cottage styling, master bedroom and compact second bedroom which would make a great nursery, home office or dressing room, this wonderful gem has mature cottage gardens with perennial planting enfolding the property on three sides with fruit bushes and trees and vegetable growing beds. Set in a small rural hamlet just a few miles from the market town of Alford, this idyllic country property is brought to the market with no onward chain.

LOCATION

Farlesthorne is a rural hamlet in east Lincolnshire approx. 2 miles south-east of the market town of Alford 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

With offset gravel driveway and concrete pathway leading to the side of the property, frontage of attractive cottage style garden with decorative gravel pathways, traditional brick borders and boundaries of hedging.

Boot Room

5'10" x 3'3" (1.8m x 1.0m)

Of wooden lean-to construction with wooden entrance door, polycarbonate roof, vinyl flooring, windows with aspects over the rear patio and leading to the wooden internal door.

Entrance Hall

7'6" max x 4'7" max (2.3m max x 1.4m max)

Accessed via a wooden single glazed door with corresponding side panel with obscured glazing leading into entrance hallway with laminate flooring and cloak pegs.

Kitchen

11'9" x 8'2" max (3.6m x 2.5m max)

Dual aspect country cottage kitchen with a range of traditional base units, stainless steel sink with mixer tap and draining board, tiled splash backs, space and socket for freestanding electric cooker with additional LPG gas connection, space and sockets for under counter refrigerator, wall shelving, electric storage heater, high level fuse box, wood grain finish laminate flooring and windows with aspects over the side and rear garden.

Internal Hallway

5'6" x 2'7" (1.7m x 0.8m)

With laminate flooring and under stairs storage cupboard (2.0m max x 1.1m max) with built-in shelving and carpeted flooring.

Bathroom

4'11" x 5'10" (1.5m x 1.8m)

Comprising bath with mixer taps and shower hand cassette over, tiled surround and folding glazed shower screen, wash basin with individual taps and tiled splashback, WC, electric wall mounted heater, vinyl flooring and window with obscure glazing.

Living Room

11'9" x 10'9" (3.6m x 3.3)

Dual aspect room with central chimney breast, open fire with back boiler, tiled hearth and mantle, carpeted flooring and windows with aspects over the front and side gardens.

First Floor Landing

3'3" x 2'7" (1.0m x 0.8m)

With electric storage heater and carpeted flooring.

Bedroom One

10'9" x 11'9" (3.3m x 3.6m)

With central chimney breast wall, carpeted flooring and window to the front of the property.

Bedroom Two / Nursery / Home Office

8'2" x 5'10" (2.5m x 1.8m)

Compact second bedroom, ideal for a nursery or home office with window built-in storage cupboard (0.7m x 1.1m) housing immersion tank with shelving, loft access, carpeted flooring and aspects over the garden and fields beyond.

Garden

Glorious mature cottage garden leading to three side of the property set primarily to lawns with beds dedicated to vegetable growing, various fruit bushes to include gooseberry and fig, fruit trees to include apple and damson, borders of perennial cottage garden style flowering plants, mature shrubs and trees, area of paving slab patio, wall tap and external lighting.

Traditional Brick Outbuilding

5'6" x 4'11" & 4'11" x 2'11" (1.7m x 1.5m & 1.5m x 0.9m)

Traditional brick outbuilding divided into two stores with concrete flooring. The style of the wooden door of the former external WC bearing reminder of a time gone by and of historical note.

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 understood to be to a traditional shared septic tank located on the property. Heating is via electric storage heaters to some rooms and solid fuel fire.

Local Authority

Council Tax Band 'A' 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: 4200-4612-0322-0694-3563

Viewing - Alford

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

Directions

From the market town of Alford, turn into Farlesthorpe Road. On entering the hamlet of Farlesthorpe, the property can be found on the right.

What3words///loves.shadowed.cubic



1 North Farm
Cottages
Alford Road
Farlesthorne
Alford
LN13 9PH



FLOOR PLAN

TOTAL AREA: APPROX. 55.6 SQ. METRES (599.0 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.

