



Willsons

The Hollies, Cul De Sac, Stickford
+ One Bedroom Attached Annexe

£350,000



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Willsons
SINCE 1842

The Hollies, Cul De Sac,
Stickford, Boston,
Lincolnshire, PE22 8EY

"AGENT'S COMMENTS"

Traditional farmhouse dating back to 1810 with many original features. Rarely available to the market, this property is set in circa 2.5 acres (STS) to include 2 acres of grazing paddocks and pond. With an extensive floor plan to include four bedrooms, three reception rooms and an attached one bedroom annexe with independent kitchen and bathroom. The property already benefits from uPVC double glazing to the majority of windows, offers two driveways and two garages, mature landscaped gardens and a range of timber built stables. Set in an attractive village location, this property requires a degree of modernisation to provide a truly wonderful home and is brought to the market with no onward chain.

LOCATION

Stickford is a village situated at the centre of the Lincolnshire Fens offering a pub, church and an active community centre. Just two miles to the south is the village of Stickney. This village benefits from a fish & chip shop, fuel station and garage, village shop, mobile post office, church, doctor's surgery and a primary school (Stickney Church of England Primary School) and secondary school (William Lovell Church of England Academy). The village has a horse riding school, fishing lake, pet groomers and Wildlife Park close by and is host to a regular car boot sale. The main road through the village is serviced by a bus route between Spilsby and Boston.



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Front of Property

With block paved driveway accessed via a five bar wooden gate to the left providing area of parking, boundaries of hedging and fencing, decorative gravel, block paved pathway to the front door and open plan to the rear garden. Second driveway accessed via wrought iron gates leading to the detached garage. Central pedestrian gate leading to the side entrance, traditional brick well, raised planters, mature shrubs, plants and trees to include Holly tree when whence the property finds it's name.

Central Entrance Porch

4'3" x 4'3" (1.3m x 1.3m)

Accessed via wooden fully glazed French doors with rose feature glass panels into entrance porch with dual aspect corresponding windows, tiled flooring and onward to the Tudor style wooden entrance doorway also with feature rose panes.

Entrance Hallway

5'10" x 4'3" (1.8m x 1.3m)

Central entrance hallway with tiled flooring, open plan to the downstairs cloak cupboard (2.8m x 1.8m max) with Tudor style wall boarding, built-in shelving, tiled flooring and wall lighting.

Sitting Room

13'9" x 14'1" (4.2m x 4.3m)

With central chimney breast wall, open fire, hearth and ornate mantle with mirror above and decorative alcove to the side, decorative wooden wall panelling with cherub features, ceiling rose and decorative cornicing, carpeted flooring and feature low level bow window with wide seating ledge to the front of the property.

Drawing Room

15'1" x 14'1" (4.6m x 4.3m)

Dual aspect room with central chimney breast wall, brick hearth and wooden mantle with alcove to one side, decorative wooden wall panelling, wall lighting, understairs cupboard with shelving, carpeted flooring, feature low level bow window with wide seating ledge and further window with aspects to the front and side of the property.

Parlour

With central chimney breast wall with open fire with back boiler, brick hearth and ornate wooden mantle, Tudor style wall panelling, single sink unit with decorative tiled splashback and wall unit over, vinyl flooring, dual opening feature window to the hallway and window with aspects to the front of the property.

Kitchen

18'0" x 6'6" (5.5m x 2.0m)

Divided into two sections via an open plan archway, with a range of traditional wooden wall and base units, sink with 1.5 bowls and mixer tap, electric socket for free standing cooker, two windows to the rear of the property and tiled flooring.

Side Entrance Porch

3'3" x 2'11" (1.0m x 0.9m)

Accessed via a composite entrance door with arched glazed pane into tiled porch, windows to either side with feature rose panel through to wooden glazed internal door leading to the hallway.

Internal Hallway

14'1" x 3'11" (4.3m x 1.2m)

With wooden wall panelling, high level cupboard housing fuse box, window to the parlour and open plan archway through to the kitchen.



First Floor Landing

18'4" x 6'10" (5.6m x 2.1m)

Wide, split-level central landing with radiator, wall lighting, decorative ceiling rose, carpeted flooring and window to the rear.

Bedroom One

14'1" x 18'8" max (4.3m x 5.7m max)

Formerly two bedrooms with two access doors from the landing now joined by an open-plan archway between the two. With high level partially vaulted ceiling, carpeted flooring and two uPVC double glazed windows of the front of the property with aluminium secondary glazing. Airing cupboard (1.1m x 0.8m) also housing immersion tank and header tanks with built-in shelving,

Bedroom Two

14'1" x 13'1".16'4" (4.3m x 4..5m)

Dual aspect room with central chimney breast wall with period fireplace, hearth and mantle, carpeted flooring, decorative cornicing, feature double glazed round wooden window with kingfisher stained glass and uPVC windows to the front and side of the property with aluminium secondary glazing.

Family Bathroom

7'2" x 6'10" (2.2m x 2.1m)

Bath with individual taps, WC, washbasin, partially tiled walls, radiator, vinyl click flooring and window with obscure glazing.

Bedroom Three

13'1" x 14'1" (4.0m x 4.3m)

Dual aspect room with central chimney breast wall, period open fire, hearth and mantle with arched alcoves to either side, decorative ceiling rose and cornicing, carpeted flooring and windows with aspects to the front and side, the larger of which also has aluminium secondary glazing.

Bedroom Four / Nursery

6'6" x 7'2" (2.0m x 2.2m)

With loft access, wall boarding, uPVC double glazed window with aluminium secondary glazing and carpeted flooring.

Study

13'1" x 6'10" (4.0m x 2.1m)

Split-level room with sloped ceilings, carpeted flooring, wall lighting and uPVC double glazed window with aluminium secondary glazing to the rear garden.

Attached One Bedroom Annexe

Accessed from the rear of the property via a choice of two entrance doorways.

Annexe Entrance Hallway

7'6" x 3'7" (2.3m x 1.1m)

Accessed from the side of the property via uPVC French doors into tiled hallway.

Annexe Kitchen

9'2" x 7'2" (2.8m x 2.2m)

With a range of wall and base units, stainless steel sink with dual draining boards and individual taps, low ceiling height (1.8m), window to the side of the property and vinyl click flooring.

Annexe Internal Hallway

7'2" x 3'7" (2.2m x 1.1m)

With feature round window and carpeted flooring.

Annexe Bathroom

5'2" x 7'2" (1.6m x 2.2m)

Comprising bath with mixer tap and hand cassette over, WC, wash basin, partially tiled walls, wall mounted heater, vanity mirror, carpeted flooring and window with obscure glazing.



Annexe Bedroom

9'6" x 13'9" (2.9m x 4.2m)

Dual aspect room with central decorative fireplace with hearth and mantle, loft access, carpeted flooring, bay window and further window with aspects over the garden and external partially glazed external door to the rear patio.

Detached Garage

Detached garage with up-and-over garage door, concrete floor and wooden pedestrian door to the rear.

Open Garage

9'10" x 20'0" (3.0m x 6.1m)

Open fronted concrete sectional garage with corrugated tin roof.

Traditional Brick Outbuilding

9'10" x 8'10" (3.0m x 2.7m)

With central chimney breast wall, side oven, base units with work top, carpet tile flooring, power and lighting and wooden door.

External WC

4'3" x 3'11" (1.3m x 1.2m)

To the rear of the brick outbuilding with WC, partially tiled walls, low sloping ceiling and wooden external door.

Gardens

Mature landscaped gardens set to areas of raised beds, borders of flowers, mature shrubs and plants, areas of paving slab patio, decorative gravel, external lighting and wall tap, driveway leading to the pond and via a five bar gate to the grazing paddocks beyond.

Stables

Range of timber framed stables with five stalls and corrugated roofs, concrete or paving slab flooring with traditional brick apron to the front.

Grazing Paddocks

Extending to just over 2 acres of grazing pasture set to two paddocks with boundaries of hedging.

Pond

Nature pond with wooden summer house.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property.

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 'F'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9300-5099-0322-5605-3663

Viewing - Alford

Viewing is strictly by appointment with the Alford office at the address shown below. The Agent reserves the right to offer blocking viewings by appointment on the property.

Directions

The property is accessed off the main A16 Spilsby to Boston road, on entering Stickford village, turn into Fen Road, the straight on to The Cul-De-Sac, the property can be found on the right after 100m. What3words:///panicking.double.hood



The Hollies
Cul De Sac
Stickney
Boston
PE22 8EY



FLOOR PLAN IN OUTHOUSE & GARAGE

TOTAL AREA: APPROX. 238.5 SQ. METRES (2567.0 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.

