



Willsons
SINCE 1842

Ivydene, Station Road, Little Steeping

With Circa Two Acres (STS) Of Grass Paddock

£230,000



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Ivydene, Station Road,
Little Steeping, Spilsby,
Lincolnshire, PE23 5BQ

"AGENT'S COMMENTS"

This traditional rural country cottage with no immediate neighbours sits within an enviable 2.62 acres (STS) extending to mature cottage gardens and additional area of market garden, with circa 2 acres of enclosed grazing land, a range of block built stables, lean-to pole barn, poultry shed and several other buildings in various states of repair. The cottage comprises two reception rooms, kitchen and lean-to utility space, sun room and two bedrooms. Whilst a structural survey has not been carried out on this property, there are obvious signs of cracking and sloping floor levels. With recent 2024 LPG combination central heating boiler and offering an abundance of potential for renovation or redevelopment, the property is located on the outskirts of a pretty rural village, yet close to main road connectivity and is brought to the market with no onward chain.

LOCATION

Little Steeping is a village offering local restaurant, church and is situated 4 miles to the south-east of Spilsby. Spilsby is a market town situated in the Lincolnshire Wolds 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 and Dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.



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Driveway

Accessed via a five-bar gate with additional pedestrian gate to the side onto driveway to the rear of the property leading onwards to the stables, outbuildings and the grazing paddock to the rear.

Entrance Boot Room

10'5" x 3'7" (3.2m x 1.1m)
Of dwarf block wall construction with uPVC panels to two sides, polycarbonate roof, fitted shelving, tiled flooring, wooden internal doors to the main property and leading to the lean-to utility room.

Entrance Hallway

7'6" x 2'11" (2.3m x 0.9m)
Rear entrance hallway with full-height fitted cloak cupboard with hanging space and shelving, loft hatch and carpeted flooring.

Kitchen

9'6" x 10'2" max (2.9m x 3.1m max)
Dual aspect kitchen with the range of wall and base units, stainless steel sink with mixer tap and twin draining boards, walk-in pantry cupboard (1.0m x 0.9m) with fitted shelving, window with obscure glazing and tiled flooring and windows to the side and rear of the property.

Lean-to Utility Room

12'9" x 6'10" (3.9m x 2.1m)
Of dwarf block wall and wooden lean-to construction with concrete floor, based unit with stainless steel sink with two draining boards and mixer tap, two wooden single glazed windows and wooden door.

Dining Room

11'9" x 11'9" (3.6m x 3.6m)
With chimney breast wall and hearth, radiator, carpeted flooring and window to front of property.

Living Room

11'9", x 11'9" (3.6m, x 3.6m)
Dual aspect room with chimney breast wall with free-standing log burner on tiled hearth, radiator, wall lighting, carpeted flooring and windows to the front and side of the property.

Bathroom

6'2" x 9'6" (1.9m x 2.9m)
Comprising bath with recent electric shower over, wash basin vanity unit with tiled splashback, WC, radiator, partial wall boarding, partially tiled walls, carpeted flooring and window to the entrance boot room.

Garden Room

9'10" x 7'2" (3.0m x 2.2m)
With uPVC windows to three sides, external door to the garden, wall mounted heater and tiled flooring.

Internal Hallway

3'3" x 2'11" (1.0m x 0.9m)
With high level consumer unit, fitted shelving and carpeted flooring.

First Floor Landing

7'6" x 4'11" (2.3m x 1.5m)
With partially vaulted ceiling and carpeted flooring.

Bedroom One

12'1" x 11'9" (3.7m x 3.6m)
With fitted wardrobes with hanging space and shelving, radiator, high-level partially vaulted ceilings, carpeted flooring and window with views over the garden.

Bedroom Two

11'9" max x 10'9" (3.6m max x 3.3m)
With full wall of fitted wardrobes with integrated shelving and hanging space also housing recently installed (2024) Worcester Bosch LPG combination boiler, loft hatch, radiator, partially vaulted ceilings, carpeted flooring and window overlooking the rear garden.

Mature Gardens, Orchard, Market Garden & Brick-Bui

South facing rear garden set to lawns with mature shrubs and plants, boundaries of hedging and an area of fruit orchard. There is further paralell area of former market gardens, now heavily overgrown. To the side of the property is a traditional brick-built outbuilding (4.0m x 3.2m) with low height stable door, traditional brick fireplace and brick flooring.

Two Acres (STS) of Grass Paddock

Accessed via a five bar gate from the driveway and extending to circa two acres of grass paddock with boundaries of hedging and fencing. Drainage rates currently set at £37.11 per annum (2026 rate) are payable annually to Witham Fourth District Internal Drainage Board.

Poultry Shed

24'7" x 18'0" (7.5m x 5.5m)
Of wooden construction on dwarf block walling with concrete base.

Open-Plan Pole Barn

30'10" x 25'3" (9.4m x 7.7m)
Of wooden construction and open plan to the yard with enclosed corrugated tin side to the field.

Former Goat Stable & Stalls

24'11" x 17'4" (7.6m x 5.3m)
With ten wooden stalls, wall tap and concrete flooring. Two further sizeable stalls of block and wooden construction.

Range of Stables & Stores

Range of several stable stalls of breeze block and wooden construction with primarily tin roofs, concrete flooring and electricity. There are further two open-sided stores.

Garage

14'9" x 13'5" (4.5m x 4.1m)
Of block construction with concrete flooring, independent consumer unit, wooden pedestrian door and two metal shed doors.

Additional Comments

Whilst a structural survey has not been carried out on this property, there are obvious signs of cracking and sloping floor levels. Buyers should therefore make their own enquiries as to the eligibility of lending.

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 (2024) LPG bottled gas-fired central heating system. Drainage is understood to be to a traditional private system.

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 'G'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0340-2501-6660-2026-7431.

Viewing - Alford

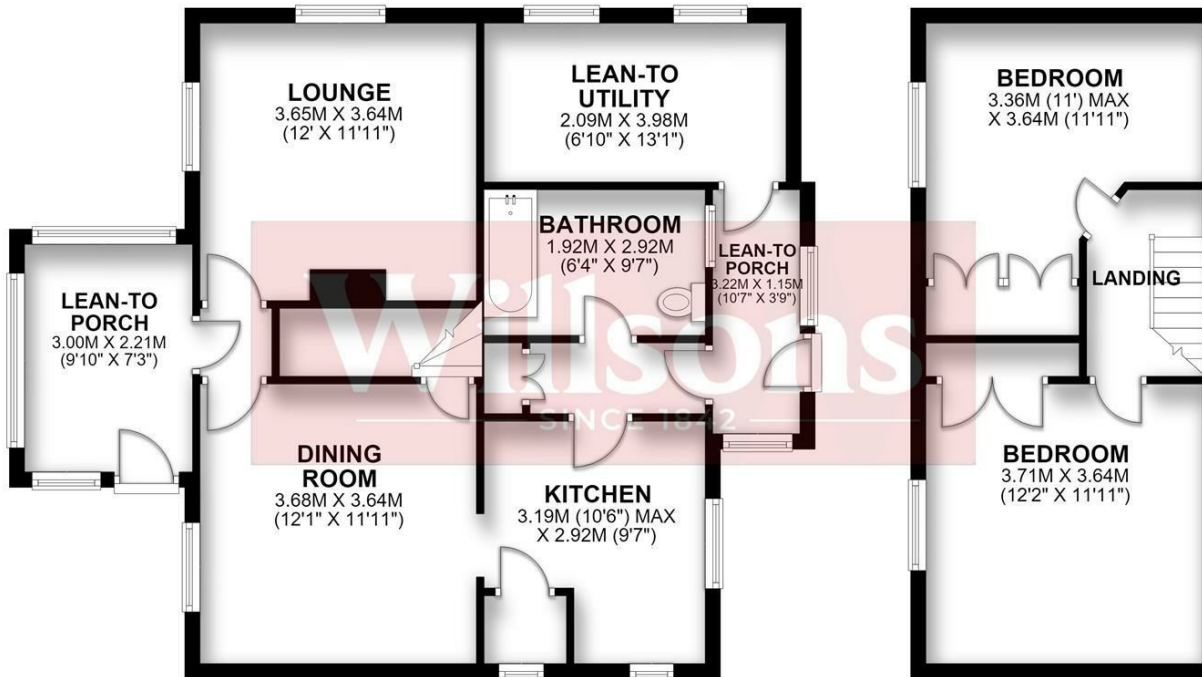
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Proceed through the town, towards Halton Holegate and on towards Great Steeping. Before reaching Great Steeping, turning right into Mill Lane. Turn left into Main Road towards Little Steeping village, proceed past the village hall. the property can be found on the right after 550m.
What3words:///distracts.sprinkler.bagpipes



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PE23 5BQ

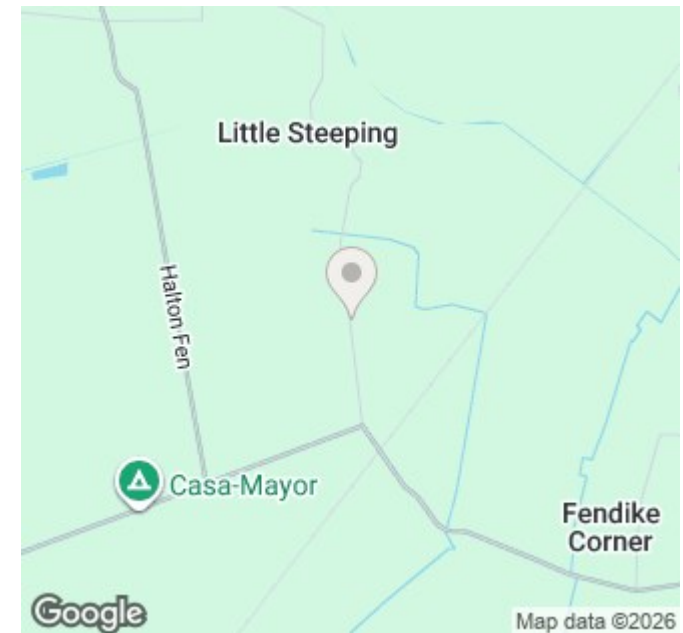


FLOOR PLAN INC LEAN TOS

TOTAL AREA: APPROX. 100.2 SQ. METRES (1078.7 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.

