

Wrangle Mill, Mill Lane, Wrangle

£495,000

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Willsons
SINCE 1842

Wrangle Mill, Mill Lane, Wrangle, Boston, Lincolnshire, PE22 9HD

"AGENT'S COMMENTS"

A unique opportunity to acquire an impressive Grade II Listed Windmill with adjoining versatile living space and an extensive plot of approx. 2.26 acres (sts) located in the midst of the scenic Lincolnshire countryside. The property features a substantial 24' master bedroom with en suite, double garage, impressive sweeping gravel driveway and ample off road parking. Wrangle Mill is truly a characterful property encapsulating the charm of country living.

LOCATION

Wrangle is a village located approximately 9 miles north-east from the port town of Boston and 13 miles from the seaside resort of Skegness, having a primary school, village hall, local shop and public houses. Both nearby towns have hospitals, railway stations along with a range of shops including some well-known national chains, doctor's surgeries, dentists and secondary schools including grammar schools. There is also a secondary school located at the nearby village of Old Leake where a doctor's surgery can also be found. The village is situated on a bus route with regular services to Skegness and Boston







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Front of Property
The property is accessed via a 5 bar timber gate, opening into a sweeping gravel driveway leading you to the front of the property where there is ample parking. The picturesque frontage is mainly laid to lawn with ornamental trees and a tree lined border.

Entrance Porch
With floor to ceiling windows and carpeted flooring.

Lounge
24'6 x 14'8 (7.47m x 4.47m)
With multi fuel stove, brick hearth, windows to front and rear aspects, carpeted flooring and double doors to:

Dining Room
16'3 x 12 (4.95m x 3.66m)
Having dual aspect windows to front, tiled flooring and pair of arches to:

Kitchen
16'2 x 12' (4.93m x 3.66m)
With a range of base and wall units, stainless steel sink with mixer tap and drainer, ceramic hob with extractor hood over, electric oven, space and plumbing for dishwasher, window to rear aspect, part tiled walls, tiled flooring and access to:

Utility Room
11'4 x 8'5 (3.45m x 2.57m)
With a range of base and wall units, ceramic sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, floor mounted oil fired central heating boiler, extractor fan, tiled flooring and door to rear garden.

Hallway
With carpeted flooring and built in storage cupboard.

Bedroom Four
12 x 11'11 (3.66m x 3.63m)
With carpeted flooring, loft access and window to front aspect.

Bedroom Three
122'1 x 10'1 (37.21m x 3.07m)
With carpeted flooring and window to front aspect.

Bedroom Two
12 x 11'11 (3.66m x 3.63m)
With carpeted flooring and window to front aspect.

Bedroom One
24'9 x 14'5 (7.54m x 4.39m)
With recessed double wardrobes, carpeted flooring, windows to both front and rear aspect and door to:

En Suite
8'4 x 6 (2.54m x 1.83m)
With walk in shower, sink, WC, extractor fan, tiled flooring and window to rear aspect.

Bathroom
13'10 x 8'3 (incl shower) (4.22m x 2.51m (incl shower))
With recessed shower cubicle with direct feed shower and mermaid boarded walls, sink with vanity unit, WC, bidet, tiled flooring, half tiled walls, extractor fan and window to rear aspect.

Windmill
The impressive Grade II Listed windmill has been sympathetically restored and preserved, comprising of 4 floors accessed via a wrought iron spiral staircase and featuring rustic exposed brickwork throughout. The approximate measurements for each level are:
Ground Floor- 16'10 x 16'10
First Floor - 14'9 x 14'9
Second Floor - 12'8 x 12'8
Third Floor - 10'4 x 10'4

Double Garage
18'8 x 11'2 & 18'8 x 8'2 (5.69m x 3.40m & 5.69m x 2.49m)
Of concrete block construction with timber cladding and twin double front doors. Both garages also have power and light.

Rear Garden
The grounds are mainly laid to lawn, bordered with trees and surrounded by rural views.

Energy Performance Certificate
The property has an energy rating of 'F', The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate
Reference Number: 0788-5090-7227-6831-2944

Services
We understand that mains water and electricity are connected to the property. Central heating is via an oil fired boiler and drainage is via a private system.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Local Authority
Council Tax Band 'F' payable to Local Authority: Boston Borough Council, Municipal Buildings, West Street, Boston, Lincs. PE21 8QR. Telephone: 01205 314202.

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

What 3 Words
///fidgeted.prominent.admiral













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.