



Offers In Excess Of £395,000

The Gate House, Station Road, Willoughby, Alford, Lincolnshire, LN13 9NA



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Freehold

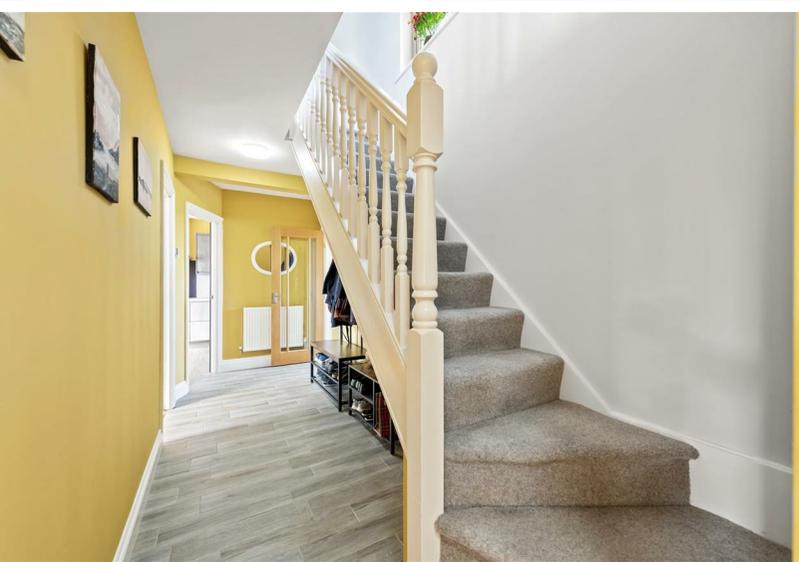


The Gate House is a large detached house standing on a plot of approximately 0.22 acre, subject to survey, in the quiet country village of Willoughby. The plot was once part of Willoughby train station dating back to 1848 and there is now a vegetable garden where the platform and signal box once stood. The property has a far reaching view over fields to the rear and the property itself has over 1,500 square feet spacious accommodation.



An entrance door leads to a porch which has a door to the dining room. The dining room has a window to the front and bamboo wooden flooring. Creating an open plan feeling and linking the two rooms together, there are double doors through to the lounge which has French doors to the rear and a continuation of bamboo wooden flooring.

From the dining room a door leads to the inner hallway which has a staircase rising to the first floor and tiled flooring. Also off the inner hall is a study which has a window to the front and vinyl tile flooring.



The kitchen overlooks the front, has tiled flooring and is fitted with a range of base & wall units with work surfaces & splashbacks which incorporate a 1¼ bowl sink with drainer & mixer tap, a water softener, an integrated dishwasher, an inset five burner gas hob with a cooker hood over, an integrated electric double oven, an integrated fridge & freezer plus a breakfast bar.

Off the kitchen there is a utility room which has a window overlooking the rear garden, a door to the side and a handy pantry off. The utility has tiled flooring and work surface with cupboards, space for an automatic washing machine and further appliance spaces under. Off the utility is a shower room which has a window to the rear, part tiled walls and a tiled floor. It has a shower enclosure with an electric shower fitting, a hand basin inset to a vanity unit with a cupboard under and a WC with a concealed cistern.

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To the first floor there is a landing which has a window to the rear and doors to all the bedrooms and the family bathroom. The property has four bedrooms with the master bedroom having windows to the front & side and an en-suite off. Bedroom two overlooks the rear garden and has a built-in wardrobe. Bedrooms three and four both overlook the front with bedroom four having a built-in airing cupboard. The family bathroom has a window to the rear, tiled walls & floor and a heated towel rail. It is fitted with a white suite comprising of a shaped bath with a shower fitting over, a hand basin inset to a vanity unit with cupboards & drawers under and a WC with a concealed cistern.



Outside the property is approached by a concrete driveway which provides off-road parking and leads to a garage which has an up-and-over door, light, power, window to the front and a service door to the rear. To the right hand side of the plot there is a further concrete driveway which provides additional off-road parking & hardstanding. The rear garden is enclosed by hedging and there is a shaped decked patio area with gravelled borders and a raised planter with dwarf trees including apple. Beyond is a lawned garden with a summerhouse which has french doors to the front and is a perfect place to sit and enjoy the garden. There is also a separate screened area which is handy for storage and has the oil storage tank. From the decked patio area steps lead to the well maintained vegetable garden which is enclosed and has raised planters with gravelled borders, a greenhouse and a garden shed.



ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE PORCH

DINING ROOM

14'2" x 10'2" (4.33m x 3.11m)

INNER HALL

LOUNGE

15'2" x 10'10" (4.63m x 3.32m)

STUDY

11'11" x 8'11" (3.65m x 2.73m)

KITCHEN

15'1" x 11'5" (4.61m x 3.50m)

UTILITY

10'1" x 9'0" (3.08m x 2.75m)

SHOWER ROOM

9'0" x 4'9" (2.75m x 1.47m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'0" x 10'10" (3.98m x 3.32m)

EN-SUITE

6'9" x 5'7" (2.08m x 1.72m)

BEDROOM TWO

10'10" x 10'4" (3.32m x 3.16m)

BEDROOM THREE

11'9" x 8'5" (3.59m x 2.59m)

BEDROOM FOUR

10'11" x 7'9" (3.35m x 2.38m)

FAMILY BATHROOM

7'6" x 6'10" (2.31m x 2.10m)

GARAGE

19'3" x 15'1" (5.87m x 4.62m)



Total area: approx. 145.4 sq. metres (1565.4 sq. feet)

THE PLOT

The property occupies a plot of approximately 0.22 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01790 755222.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC