



Wickmoor House, Sutton Road, Bilsby, Alford, LN13 9QS



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Freehold

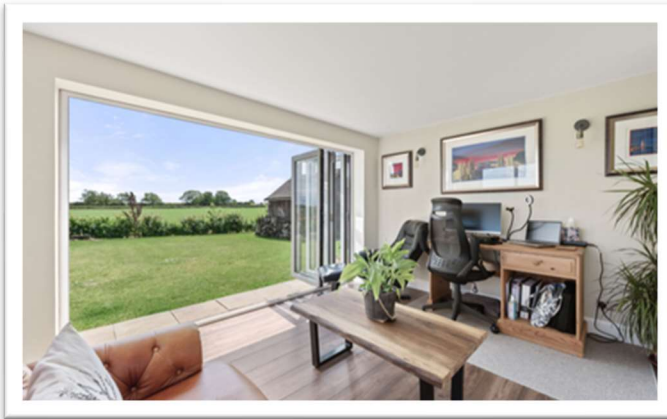
£575,000



Key Features

- Detached house
- Four double bedrooms
- Four receptions
- Kitchen with pantry off
- Boot room & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Plot approx. 0.42 acre (STS)
- EPC rating D





An individually designed detached house built in the 1930's with many characteristics and original features including a galleried landing, parquet flooring and open fireplaces. On a good sized plot of approximately 0.42 acre, subject to survey and having no near neighbours and far reaching open views to all sides.

Having over 2,300 square feet of well presented accommodation comprising: entrance hall, sitting room, lounge, garden room, dining room, kitchen with pantry off, rear lobby, boot room with multi-fuel burner, utility and cloakroom to ground floor. Master bedroom with en-suite, three further double bedrooms and bathroom with separate shower to first floor. There is also a large attic room suitable for a variety of uses and ideal for conversion into further living accommodation, subject to planning permission.

Outside the property has a long driveway which provides ample off-road parking, a garage, timber store/BBQ hut and well maintained lawned gardens.

Situated on the edge of the sought after village of Bilsby on the edge of the Lincolnshire Wolds, designated an area of Outstanding Natural Beauty and a short drive from the coastal resort of Sutton on Sea. Bilsby is a small village close to the historic market town of Alford which has the highly recommended Queen Elizabeth Grammar School, shops and local amenities.

ACCOMMODATION

Storm porch with tiled floor and front entrance door with windows to either side through to the:

ENTRANCE HALL

Having coved ceiling, two radiators, original parquet flooring, picture rail, smoke alarm, telephone connection point, understairs storage cupboard and original solid wood staircase rising to first floor.

SITTING ROOM

5.18m x 3.65m (17'0" x 12'0")

Having windows to front & side elevations, coved ceiling, radiator, picture rail and open fireplace with tiled hearth, cast iron & tiled insert and surround.

LOUNGE

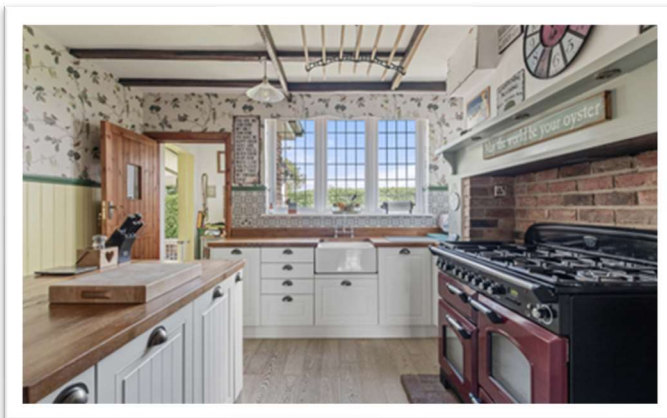
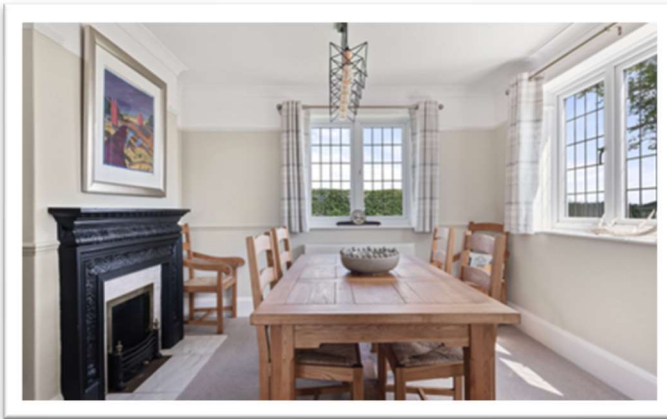
5.18m x 3.69m (17'0" x 12'1")

Having window to front elevation, coved ceiling, radiator, picture rail, dado rail and open fireplace with cast iron insert, tiled hearth and surround. Opening to the dining room and part glazed door with side screen to the:

GARDEN ROOM

3.79m x 3.05m (12'5" x 10'0")

Having bi-fold doors to side elevation, window to rear elevation, wall mounted electric heater and laminate flooring.



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DINING ROOM

3.66m x 3.36m (12'0" x 11'0")

Having windows to side & rear elevations, coved ceiling, radiator, picture rail and open fireplace with marble hearth, cast iron insert and decorative surround.

KITCHEN

4.30m x 3.64m (14'1" x 11'11")

Having windows to side & rear elevations, feature beams to ceiling, radiator and wood effect flooring. Fitted with a range of units with solid oak work surface, upstands & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Island unit with cupboards under & breakfast bar to one side. Brick recess with space for gas range style cooker. Door to the rear lobby with a tiled floor opening to the boot room.

PANTRY

3.03m x 2.32m (9'11" x 7'7")

Having window to side elevation, gas fired boiler providing for both domestic hot water & heating, wood effect flooring, solid oak work surface with upstands, cupboards under, shelving over, larder style cupboard to side. Further work surface with storage under and space for american style fridge/freezer.

BOOT ROOM

2.97m x 2.76m (9'8" x 9'1")

(min) Having windows to side & rear elevations, part glazed door to garden, beamed ceiling, quarry tiled floor and multi-fuel burner.

UTILITY

Having tiled floor, space & plumbing for automatic washing machine & tumble dryer.

CLOAKROOM

Having window to side elevation, tiled walls, hand basin and WC with concealed cistern.

GALLERIED LANDING

Having window to front elevation, coved ceiling, picture rail, dado rail and loft access with pull down ladder to the:

ATTIC ROOM

5.84m x 2.40m (19'2" x 7'11")

(standing area plus restricted height area) Having rooflights to front & both sides and eaves storage. Would make a fantastic hobby room or provide further accommodation subject to planning permission.

MASTER BEDROOM

5.18m x 3.67m (17'0" x 12'0")

Having window to front elevation, coved ceiling, radiator and painted floorboards.

EN-SUITE

Having window to side elevation, tiled walls, tiled floor, shaver point, extractor, shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.

BEDROOM TWO

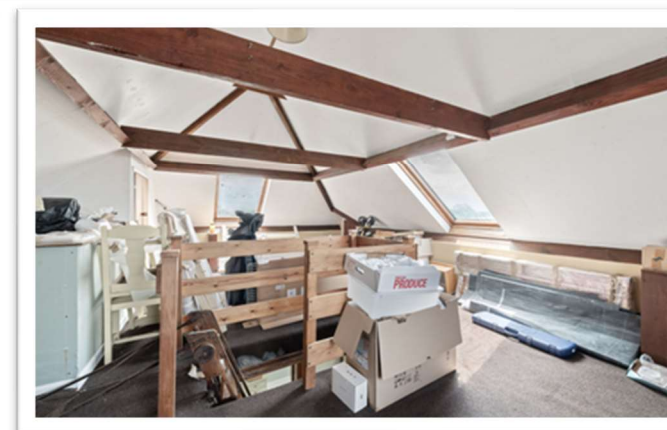
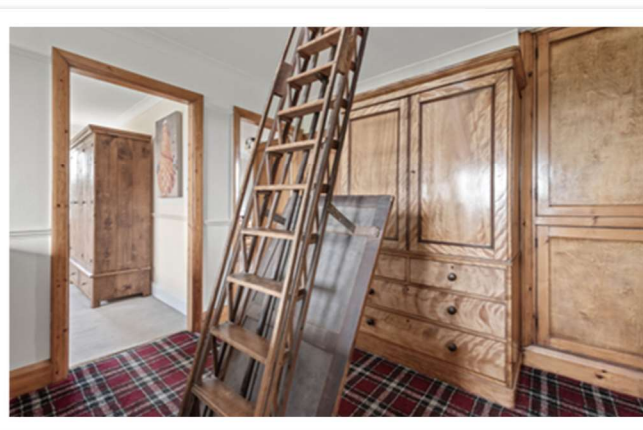
5.17m x 3.67m (17'0" x 12'0")

Having windows to front & side elevations, coved ceiling, radiator, dado rail and gas fire with tiled hearth and decorative surround.

BEDROOM THREE

3.66m x 3.37m (12'0" x 11'1")

Having windows to side & rear elevations, coved ceiling, radiator, dado rail and painted floorboards.



BEDROOM FOUR

3.69m x 3.37m (12'1" x 11'1")

Having window to rear elevation, coved ceiling, radiator and built-in cupboard.

BATHROOM

Having two windows to rear elevation, inset ceiling spotlights, vertical radiator, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, freestanding roll-top bath, close coupled WC and wall hung hand basin with drawers under.



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EXTERIOR

The property is approached by a long driveway which provides ample off-road parking leading to the:

GARAGE

6.83m x 2.78m (22'5" x 9'1")

Of brick & tile construction with up-and-over door, windows to side & rear, door to garden, light and power.

GARDENS

The property is surrounded by lawns with borders and mature trees. There is a large gravelled area with a central raised bed to one side of the property and to the other side there is a large paved patio

TIMBER STORE/BBQ HUT

4.26m x 3.60m (14'0" x 11'10")

With windows & sliding doors to front and tiled floor.

THE PLOT

The property occupies a plot of approximately 0.42 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 gas, electricity and water connected. Drainage is to a septic tank with soakaway. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





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Floorplan



Total area: approx. 253.0 sq. metres (2722.8 sq. feet)



Far reaching open views



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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.

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