



Ripley House, Harrington, Spilsby, PE23 4NF



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Freehold

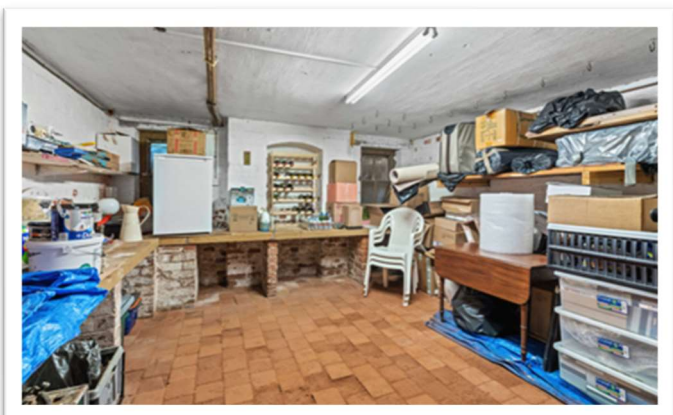
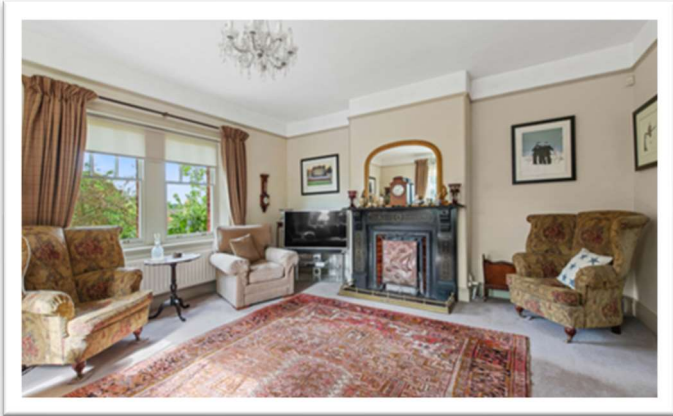
Offers in excess of £650,000



Key Features

- Detached Victorian Farmhouse
- Four bedrooms
- Lounge & dining room
- Breakfast kitchen, utility & boot room
- Two bathrooms
- Off-road parking & car port
- Approx. two acres (STS) with orchard
- EPC rating E





A substantial detached Victorian farmhouse dating back to circa 1896 and on a plot of approximately two acres, subject to survey. Set in the Lincolnshire Wolds, an area of outstanding natural beauty and in a rural location with open views, the property has over 2,200 square feet of well presented accommodation and retains period features throughout. Having an entrance porch, entrance hall, lounge, dining room with wood burner, rear hall with stairs down to a cellar, breakfast kitchen with solid fuel Rayburn, bathroom, utility and boot room to ground floor. Three double bedrooms, large single bedroom and bathroom to first floor. Outside the property has ample off-road parking, an open fronted car port and lawned gardens.

ACCOMMODATION

Small pane glazed double doors with side screen through to the:

ENTRANCE PORCH

With further door to the:

ENTRANCE HALL

Having window to front elevation, radiator, dado rail, picture rail and staircase rising to first floor.

LOUNGE

5.48m x 5.09m (18'0" x 16'8")

Having windows to front & side elevations, moulded ceiling rose, radiator, picture rail and feature slate open working fireplace.

DINING ROOM

4.25m x 4.20m (13'11" x 13'10")

Having window to front elevation, coved ceiling with moulded ceiling rose, radiator, picture rail, polished wooden floorboards and slate fireplace with quarry tiled hearth & inset wood burner.

 **NEWTON FALLOWELL**





REAR HALL

Having picture rail, quarry tiled floor and door to staircase down to cellar.

BREAKFAST KITCHEN

4.82m x 3.55m (15'10" x 11'7")

Having windows to side & rear elevations, radiator and quarry tiled floor and feature tiled recess with fully functional solid fuel Rayburn which is also connected to the heating with full height built-in cupboards to sides. Fitted with a range of units with wood work surfaces comprising: belfast style sink with mixer tap inset to work surface, cupboards & drawers under, shelving & plate rack over. LPG Rangemaster cooker with work surface to side, cupboards & drawers under.

BOOT ROOM

2.03m x 1.57m (6'8" x 5'2")

Having window to side elevation, stable style door to other side elevation. We are advised that there is a well beneath which has been covered and collects the rainwater from the roof.

BATHROOM

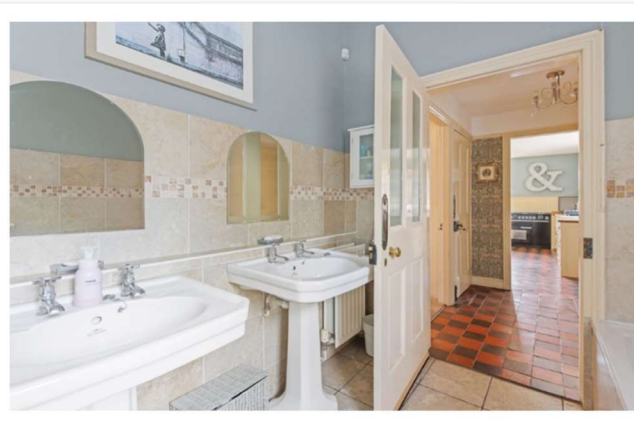
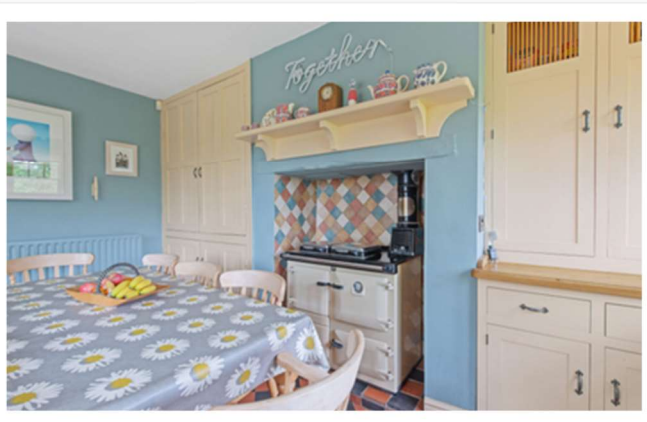
2.53m x 2.15m (8'4" x 7'1")

Having window to rear elevation, radiators, tiled floor, tiled splashbacks and shaver point. Fitted with a suite comprising: panelled bath with mixer tap & hand held shower attachment, close coupled WC and his & hers pedestal hand basins.

UTILITY

2.19m x 1.51m (7'2" x 5'0")

Having window to side elevation, belfast style sink, space & plumbing for automatic washing machine.



FIRST FLOOR LANDING

Having feature stained glass window to rear elevation, further window to front elevation, moulded ceiling rose, dado rail, picture rail and access to roof space.

BEDROOM ONE

5.50m x 4.86m (18'0" x 15'11")

Having windows to front & side elevations, radiator, picture rail, feature fireplace and built-in wardrobes.

BEDROOM TWO

4.91m x 3.94m (16'1" x 12'11")

Having windows to side & rear elevations, radiator, picture rail, feature fireplace and built-in wardrobe.

BEDROOM THREE

4.24m x 1.62m (13'11" x 5'4")

Having window to front elevation, radiator, picture rail and feature fireplace.

BEDROOM FOUR

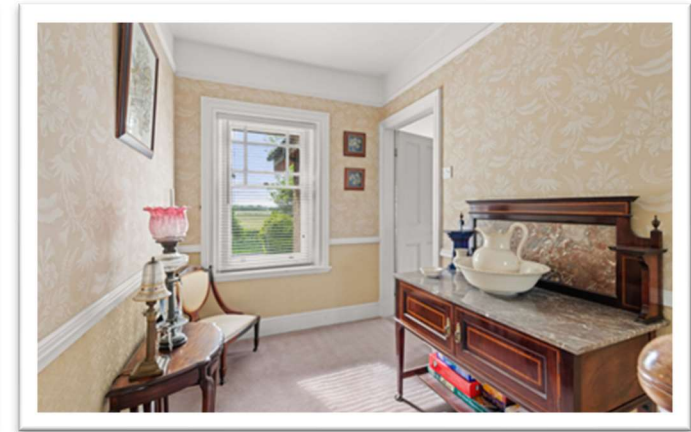
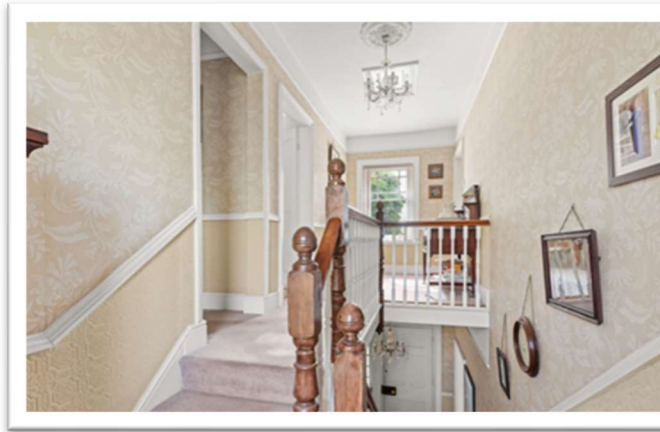
2.52m x 1.62m (8'4" x 5'4")

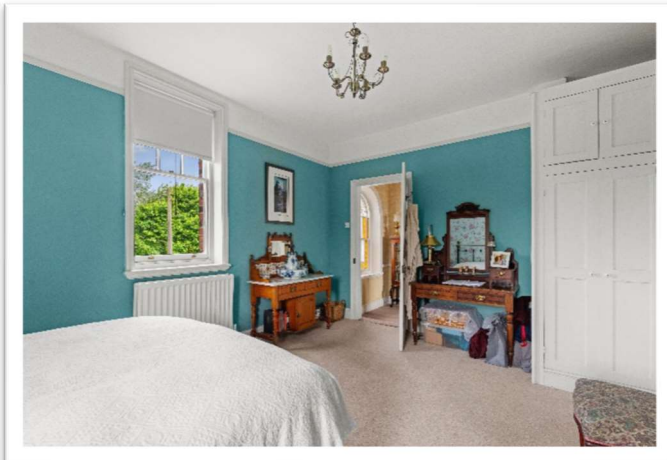
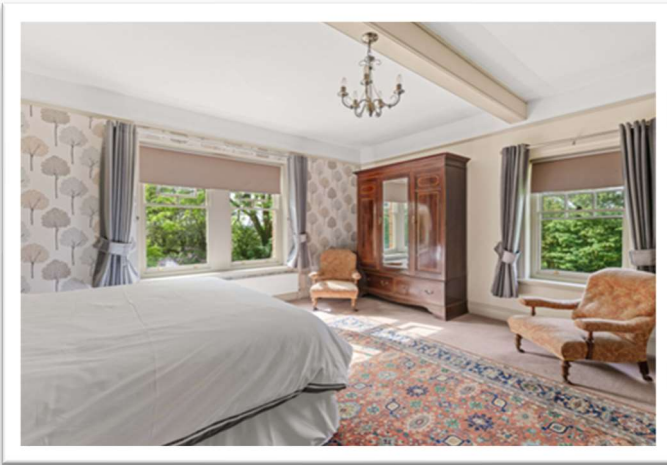
Having window to rear elevation, radiator and picture rail.

BATHROOM

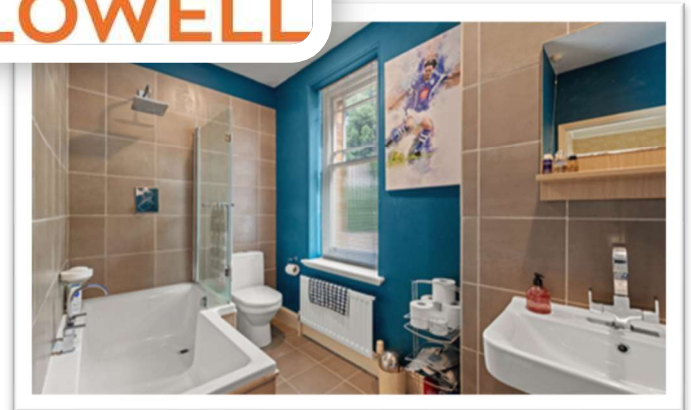
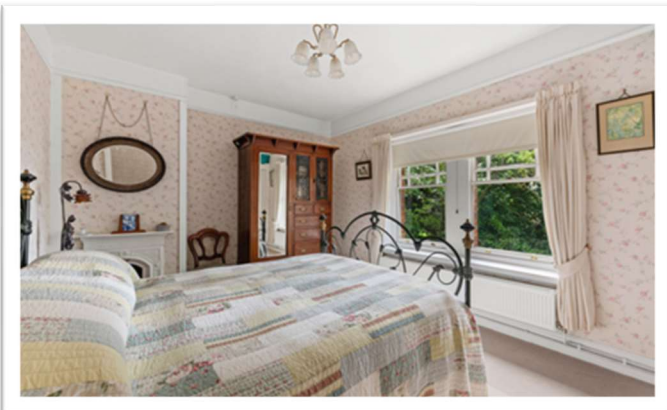
3.22m x 1.62m (10'7" x 5'4")

Having window to side elevation, radiator, tiled splashbacks and tiled floor. Fitted with a suite comprising: shaped bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking and leads to an open fronted car port.

The gardens are majority laid to lawn with various trees, paved patio, brick-built tool shed, garden WC & coal store and greenhouse. To the left hand side of the drive is an orchard.

THE PLOT

The property occupies a plot of approximately two acres, 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 connected. Drainage is to septic tank. Heating is via an oil fired boiler serving radiators. The current council tax is band E.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





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Floorplan



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