



Chestnut Cottage, Fen Lane, East Keal, PE23 4AY



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Freehold

£550,000



## Key Features

- Detached cottage
- Four bedrooms
- Lounge & conservatory
- Dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Plot approx. 2 acres (STS)
- Double garage, stables & tack room
- EPC rating D



A detached cottage in a village location on the southern edge of the Lincolnshire Wolds, designated an area of Outstanding Natural Beauty and on a plot of approximately two acres, subject to survey. The cottage has far reaching panoramic views from the garden which give spectacular sunsets all year round. The friendly village of East Keal has a well stocked shop & post office and many activities take place within the village which are organised by the community. The village is approximately two miles from the market town of Spilsby, which has a comprehensive range of shops & amenities including a Sainsbury's Supermarket, two secondary schools, both rated "good" and a primary school.

Part of the cottage was built in 1870 with a large extension added in 1996 and a conservatory added in 2016. Having over 1,700 square feet of well presented accommodation, full of character, comprising: entrance hall, cloakroom, utility, dining kitchen, lounge, conservatory, porch, inner hall, master bedroom with en-suite, three further bedrooms and bathroom with separate shower.

The property is in a quiet & private location and has a large low maintenance pond, which is a haven for a variety of wildlife including nesting Moorhens, frogs and plenty of dragonflies. There is a sunken garden to the far rear leading on from the paddock where there are two stables and a tack room. There are some beautiful trees in the garden including a large weeping willow which offers perfect shade in the hot summer months and there is an avenue of alder trees lining the drive which leads to the detached double garage. The gardens and paddocks are fully secured with posting & netting, ideal for the safety of children and dogs.



### ACCOMMODATION

Part glazed uPVC entrance door through to the:

### ENTRANCE HALL

Having original flagstone floor dating back to the 1870's.

### CLOAKROOM

Having window to front elevation, close coupled WC and hand basin.

### UTILITY

2.43m x 4.23m (8'0" x 13'11")

Having windows to side & rear elevations, original flagstone floor, work surface with tiled splashbacks, inset stainless steel sink & drainer, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over.

### DINING KITCHEN

3.37m x 6.18m (11'1" x 20'4")

Having windows to front & rear elevations, french doors to side elevation, inset ceiling spotlights & feature beam to ceiling, radiator, access to roof space and original flagstone floor. Fitted with a bespoke range of base & wall units with marble work surfaces & upstands comprising: belfast style sink with mixer tap inset to work surface, cupboards & drawers under, cupboards over. Work surface return with range style cooker, cupboards under, cupboards over.



### LOUNGE

3.37m x 6.18m (11'1" x 20'4")

Having window to front elevation, radiator, wall light points and feature brick-built fireplace with inset multi-fuel burner. French doors to the conservatory and door to the:

### PORCH

Having windows to front & side elevations and part glazed door to side elevation.

### CONSERVATORY

2.92m x 3.9m (9'7" x 12'10")

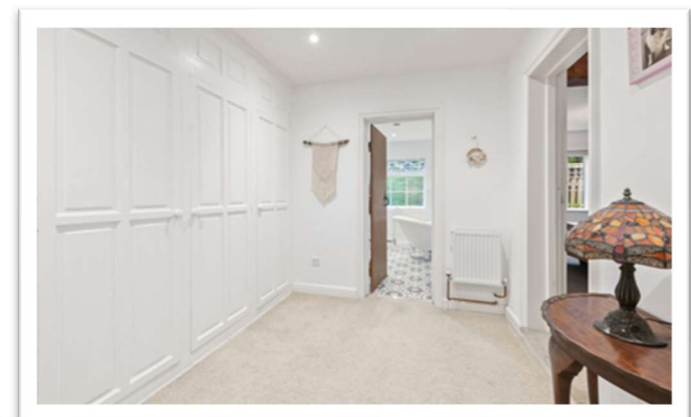
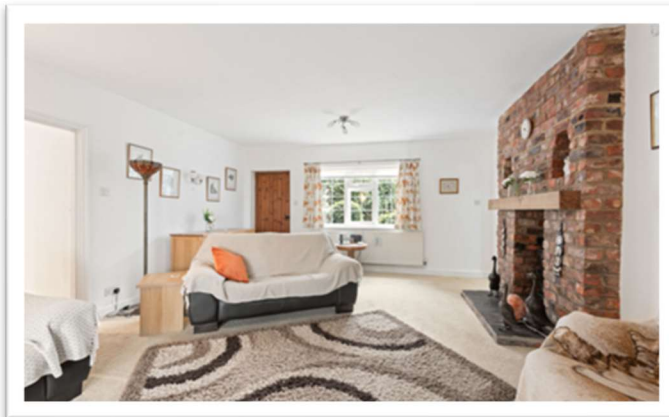
Built in 2016 and of sealed unit double glazed uPVC frame construction on brick walls with insulated polycarbonate roof. Having french doors to rear elevation & garden, radiator and tiled floor.

### INNER HALL

Having inset ceiling spotlights, radiator and range of built-in cupboards to one wall.



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## MASTER BEDROOM

4.71m x 4.87m (15'6" x 16'0")

Having windows to front & side elevations, radiator and range of built-in wardrobes.

## EN-SUITE

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

Having window to side elevation, inset ceiling spotlights, radiator, tile effect flooring and part tiled walls. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, close coupled WC and wall mounted hand basin with mixer tap.



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### BEDROOM TWO

2.9m x 4.65m (9'6" x 15'4")

Having window to rear elevation, radiator, feature beam to ceiling and built-in wardrobe.

### BEDROOM THREE

2.92m x 3.08m (9'7" x 10'1")

Having window to front elevation, radiator and built-in wardrobes.

### BEDROOM FOUR

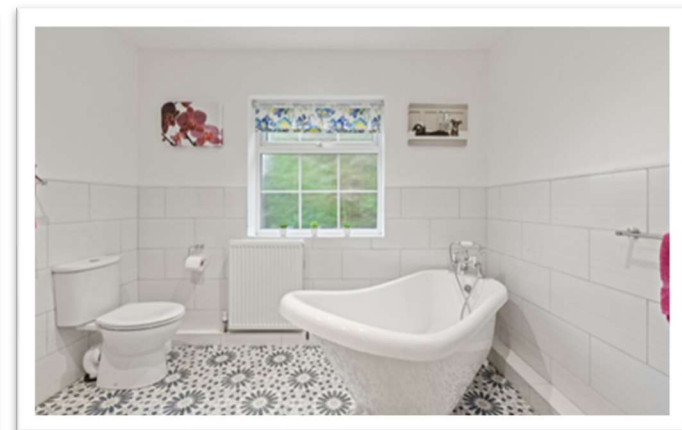
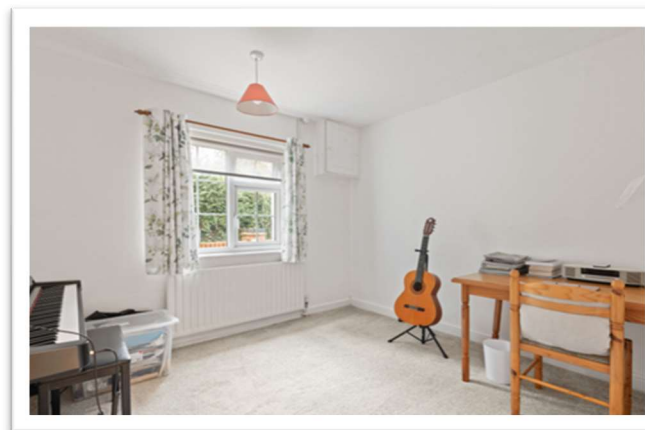
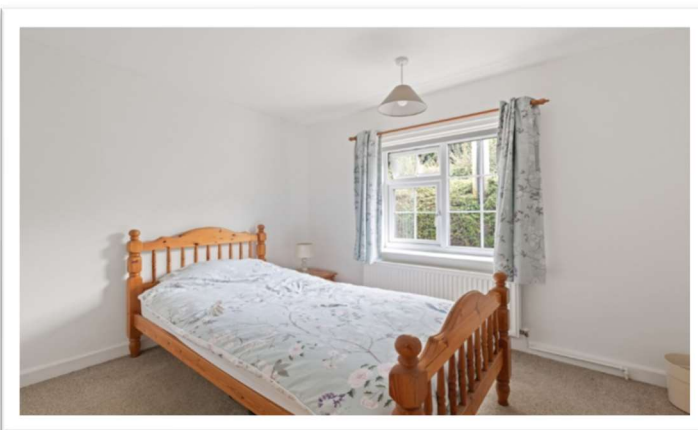
2.29m x 2.9m (7'6" x 9'6")

Having window to front elevation and radiator.

### BATHROOM

2.88m x 3m (9'5" x 9'10")

Having window to rear elevation, inset ceiling spotlights, radiator, part tiled walls and tile effect flooring. Fitted with a suite comprising: fully tiled shower area with electric shower fitting, freestanding roll-top bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin with mixer tap.



## EXTERIOR

From the road a driveway leads to a five bar gate which opens on to a tree lined driveway with lawned gardens to either side leading to the:

## DOUBLE GARAGE

Of brick & tile construction with two double entrance doors, side service door, window to side, light, power and roof storage.

## GARDENS

The property stands in lawned gardens with a variety of trees. There is a paved patio and a decked area with a raised bed containing mature shrubs. There is also a large wildlife pond surrounded by established shrubs & trees. A five bar gate gives access to a fully enclosed grassed paddock with stables & tack room with a handgate leading to a further smaller grassed paddock.

## STABLES & TACK ROOM

Comprising of two stables both 12' square with a tack room, light, power and water.

## 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 a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.







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## Floorplan



Newton Fallowell Spilsby

01790 755222

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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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