



The White House

North Kelsey Moor

M A S O N S
— Celebrating 175 Years —

The White House

Station Road,
North Kelsey Moor,
LN7 6HD



Beautifully converted former Pub

Extensive living accommodation

4 bedrooms and 4 reception rooms

Separate 2 bedroom annexe

5 individual en-suite holiday let rooms

Ideal for multi generational living

Holiday let or business potential

Extensive renovations completed

Oil fired central heating

Generous garden and parking

A brilliant opportunity to acquire a recently converted former public house, now providing extensive family accommodation comprising a four-bedroom main dwelling with four reception rooms, while to the rear is a separate two-bedroom, first-floor annexe and additionally, five individual holiday let rooms all with en suite facilities. The property is also ideally set up for homeworking or for running a business from and would also make an ideal shop or café to the side (stp), having the separate entrance to the lounge.

The property is perfectly positioned between popular towns and enjoys a generous plot with extensive parking to front and rear.

The Property

The property was formerly the Queens Head public house, now converted to a high standard to a residential dwelling, having been completely re-wired and re-plumbed and having undergone a comprehensive refurbishment including new kitchen and bathrooms, new decoration and floorings and landscaped gardens, providing versatile use for multi-generational living, HMO or holiday let use, having the separate annexe and with the holiday let providing additional income. The property has uPVC windows all round and benefits from oil-fired central heating.

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Ground Floor

The main entrance is at the front of the property where a multi-pane, part-glazed front door opens into an entrance hallway with a fifteen-pane glazed door to the lounge on the right and a further door to the dining kitchen on the left. There is a radiator and the hall has two ceiling light points.

The lounge is open plan with a sitting room adjacent, through two large, shaped archways and has a wide, walk-in front bay window and a feature stone fireplace with heavy timber mantel shelf, flagstone hearth and open grate. There is coving to the ceiling with two pendent light points and LED strip light and the sitting room has a further window on the front elevation and wooden dado panelling. Heating is by one double and two single radiators. Fifteen-pane glazed double doors open from the sitting room into a grand drawing room of exceptional proportions, with a substantial brick-built fireplace end shaped chimney breast over a raised brick arched fireplace with two projecting quarry-tiled plinths. There is a part-glazed (multi-pane) front door and front window to each side with exposed brick arches and wall over, together with a further window on the front elevation. The ceiling is part-sloping with exposed collar beams and there are five LED strip lights, three double radiators and a ceiling spotlight illuminating the fireplace. In the centre of the building there is a large media/cinema room with an internal window to a rear hall and this room is L-shaped with three ceiling light points, a metal-cased consumer unit and power points, including high-level sockets for a wall-mounted TV. Heating is by two double radiators and the ceiling is coved with trap access to the roof space over.





The dining kitchen is an excellent size and has been fully re-fitted with an extensive range of units finished in dark and light grey tones, to include base cupboard units, wall cupboards, a range of four tall larder/storage units, one having an integrated fridge freezer, and extensive oak-effect, roll-edge work surfaces with an inset, one and a half bowl sink unit in white acrylic with lever tap. There is a Leisure electric range cooker set into an arched surround with a black glass splash back and inset cooker hood with downlighters over. A feature of this room is the deep, walk-in, multi-pane bay window on the front elevation which complements that of the lounge. There are LED ceiling downlighters, a pendent light fitting and a long double radiator, together with a smoke alarm. The ceiling is coved and the floor has a vinyl herringbone-style, oak-effect covering. Double-glazed double doors open to a side porch with double-glazed windows on three sides and a matching part-glazed door to outside.

There is a range of inner hallways and passages leading to the remaining rooms on the ground floor with ceiling light points, one double and two single radiators. A door at the rear with arched fanlight opens to the courtyard and parking area. The inner hall to the rear of the entrance hall has a staircase leading off with lower and upper turning steps to the first floor, beneath which there is a useful understairs store cupboard. The ground floor accommodation can also be entered through the boot room via a part-glazed, multi-pane door from the driveway and this room is fitted with units complementing those of the kitchen in light grey, to include a tall, full-height double cupboard and two base cupboards with oak-effect work surfaces and space for an under-counter appliance. There is a radiator, window on the side elevation, LED downlighters and herringbone-style, oak-effect vinyl floor covering.





A large, ground floor shower room has a white suite comprising low-level, dual-flush WC, pedestal wash hand basin and a glazed and white splash-boarded shower cubicle with chrome mixer unit and handset on rail. There are LED downlighters to the ceiling, part-ceramic-tiled walls, radiator and two rear windows.

Adjacent, there is a ground floor office/study with radiator, rear window and LED strip light.



The boiler room contains an oil-fired central heating boiler and an insulated Tempest hot water cylinder with expansion vessels for the pressurized hot water system, strip light, fire sensor and emergency light. There is a trap access to the lower roof void and digital programmers for three separate heating zones.

By the rearmost door to outside, there is a spacious utility/play room with high-level side window, LED strip light, emergency lighting, plumbing for washing machine and vent for tumble dryer.





First Floor

The staircase leads up to a landing which has a wide feature archway and white, pillared balustrade with turned newel posts around the stairwell. There is a built-in range of full-height store cupboards in cream. Smoke alarm to the ceiling, which also has a trap access to the roof void. White, six-panel doors lead off to the bedrooms and bathroom.

The master bedroom suite is particularly spacious and approached through a large en suite shower room with a white suite of low-level, dual-flush WC, pedestal wash hand basin and a corner white, splash-boarded and glazed shower cubicle with chrome mixer tap, handset and rail. There is a radiator, coved ceiling, ceiling light and side window. A shaped archway has a shallow step down into the particularly spacious double bedroom which has a window to both side and rear elevations, providing views across the approach to the property and beyond and there is heating by a long radiator, a ceiling light point and coved ceiling.





There are three further bedrooms on the first floor, positioned at the front of the building and each having a double-glazed, multi-pane sash window, radiator and ceiling light point.

The bathroom has a white suite comprising a panelled bath of square-line design in a ceramic-tiled surround, a pedestal wash hand basin and low-level, dual-flush WC, together with a wide ceramic-tiled and glazed shower cubicle with an electric instant shower unit, handset and rail. Ceiling light, side window and chrome, ladder-style radiator/towel rail.





Annexe Flat

Timber entrance door with carpeted stairs leading to first floor accommodation. Off to the right is the single second bedroom with cupboard housing the hot water cylinder. Large hallway with skylights, off which is the generous living/kitchen/dining area having a range of base and wall units with fitted appliances and roll-top work surfaces, tile-effect floor and carpeting to the remainder, with windows to three aspects. The master bedroom is a large double in size, having a Jack and Jill bathroom comprising panelled bath, low-level WC, wash basin and shower cubicle, with tiling to wet areas.







Holiday Let Rooms

At the rear of the property are five individually accessed ground floor en suite holiday let rooms, ideal for a variety of purposes, all comprising their own separate entrance door with window and providing a large double bedroom with work space, with en suite bathroom or shower room facilities having shower or bath, WC and wash hand basin, all presented in good order with fresh decoration and floorings.



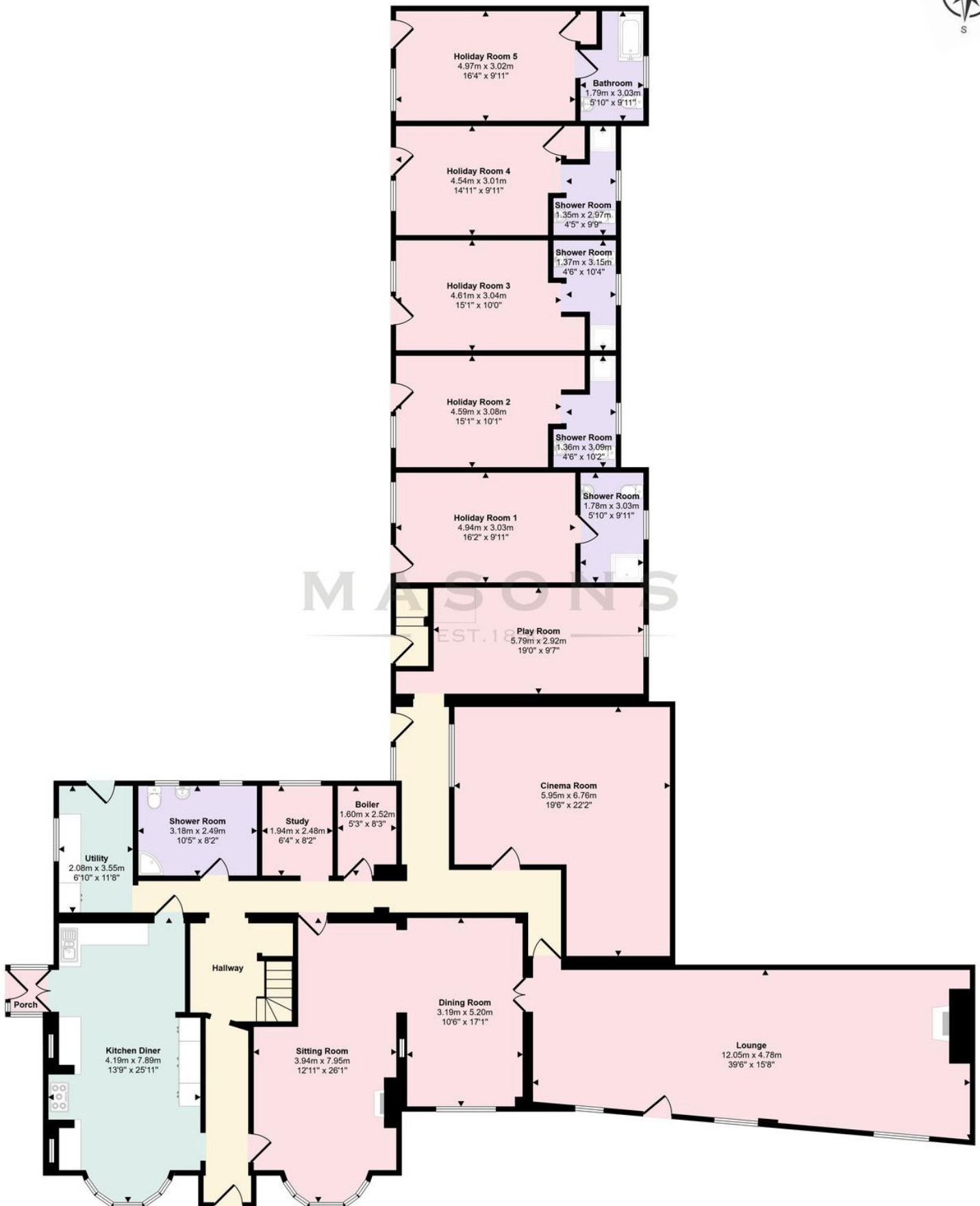


Outside

At the front of the property is a large, gravelled parking area with front lawn and access to the front hallway and lounge. Gated access into the rear garden, having newly fenced boundaries with extensive gravel drive providing parking for multiple vehicles, the remainder being laid to lawn. Oil storage tank hidden by screen to far corner, with the Biotech septic tank centrally positioned. Block-paved patio giving access to the holiday let rooms and rear entrance together with a rear most store room.



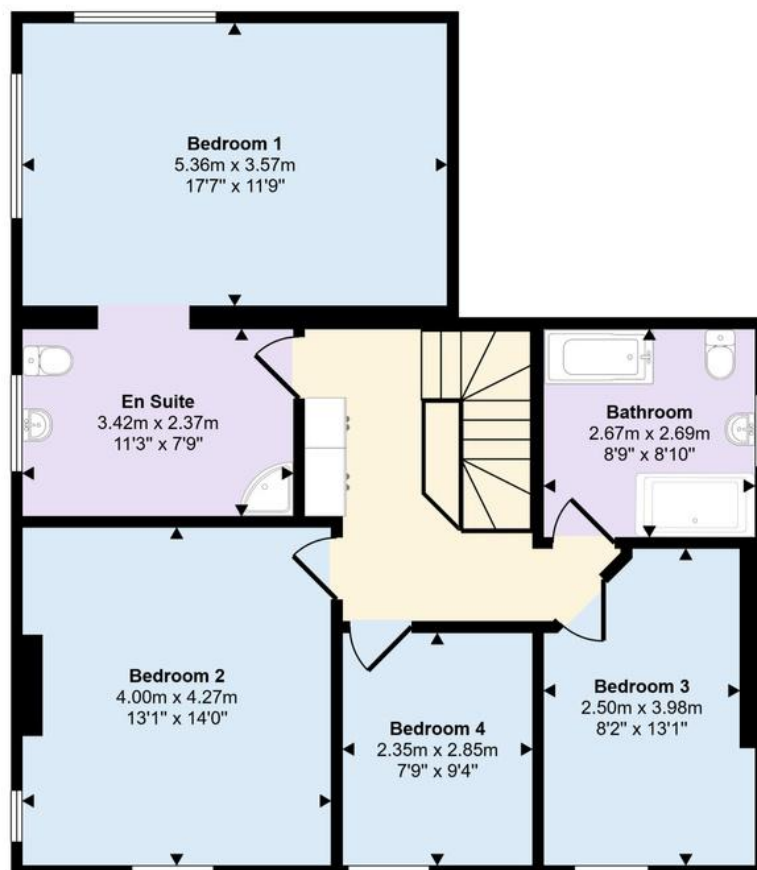




Ground Floor
Approx 352 sq m / 3785 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

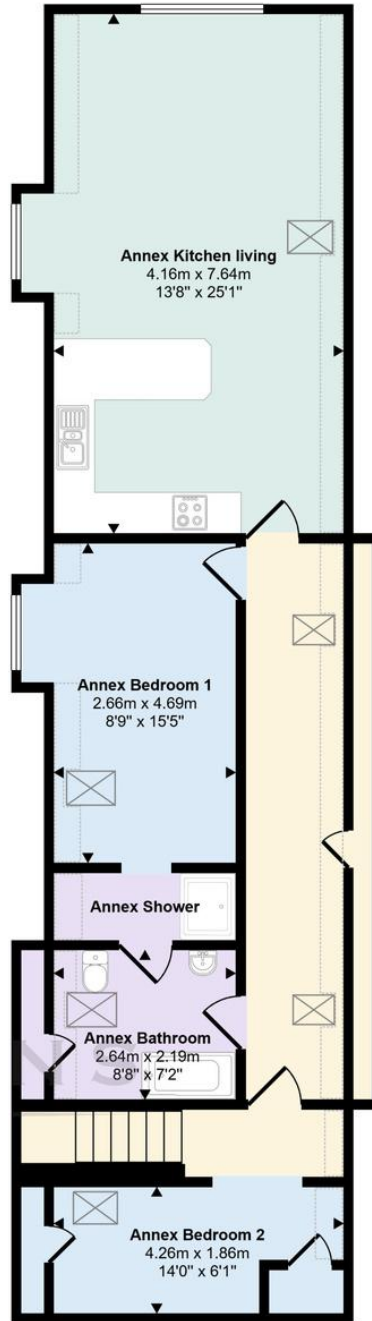
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



First Floor
Approx 171 sq m / 1845 sq ft

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North Kelsey Moor

Countryside Living

The nearby picturesque village of North Kelsey is in a peaceful rural setting, surrounded by beautiful countryside and the property is approx. 3 miles from the town of Caistor. The village provides various everyday amenities, including a local pub, a village hall, a community shop and a primary school, as well as various community activities, including a bowls club. Caistor provides access to a selection of shops and further facilities, while Market Rasen, approx. 9.5 miles away, provides several everyday amenities, including a good selection of shops, supermarkets and a weekly market.

Secondary schooling is available in Caistor and Brigg, at Caistor Grammar School and Sir John Nelthorpe School. The Lincolnshire Wolds are nearby, providing splendid walking and cycling routes. Lincoln is approx. 23.7 miles away, with its cultural attractions and wealth of restaurants, bars and cafés.

The area is well connected by road, with the A15 approx. 8.3 miles away and the M180 within approx. 10 miles. Rail services can be accessed in Brigg, Market Rasen and Lincoln.



EPC for Annex (EPC for main dwelling TBC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///physics.request.gentlemen

Directions

From the centre of Caistor, travel west along the main Brigg Road and bear left onto North Kelsey Road. Follow this road for some distance out of Caistor and along the long straight which will take you to North Kelsey Moor and just before reaching the level crossing, the entrance to the property is seen on the right and you can also turn right onto Owmbly Lane which gives access to the rear parking area.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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