

Buy. Sell. Rent. Let.



## Queens Park Close , Mablethorpe



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When it comes to  
property it must be

  
**lovelle**



OIRO £650,000



Lovelle are absolutely privileged to offer for sale a FANTASTIC unique house with turn-key business opportunity in the heart of Mablethorpe. Located on the sea front between the beach and Queens park boating lake, this property boasts amazing 360 degree views.

#### Key Features

- Unique Property
- Formal Lounge
- Business Opportunity
- Dining Room
- Sea Front and Boating Lake Location
- Kitchen
- EPC rating B
- Tenure: Freehold





This historic 1930's property was originally built by a charitable Nottinghamshire family as a holiday home for disabled people, it has since been a care home and in 2011/2012 it was converted into this award winning Beach Lodge Hotel by the current owners. In 2021 the hotel was closed and the site converted into a private secluded three property gated community and since 2022 the house and grounds have undergone major improvement works to include the addition of a double garage, swim spa, and the opening of a brand new turn key business venture. Beach Lodge bedrooms offering a new owner the chance to create their own business but with the reputation and clientele of the Beach Lodge Hotel for support.

### Entrance Porch

2.48m x 1.92m (8'1" x 6'4")

Having Upvc double glazed "French" doors opening into the entrance porch. Upvc "French" doors leading to the inner hall.

### Inner hall

1.80m x 2.41m (5'11" x 7'11")

Giving access to ground floor rooms.

### Formal Lounge

5.63m x 5.05m (18'6" x 16'7")

WOW!!! If size matters then this is for you. A fantastic light and bright room with Upvc windows to the front elevation and Upvc newly installed "French" doors to the front elevation, door leading to the rear hall, ceiling light, central heating radiators, feature fire place with marble surround.

### Rear Hall

0.91m x 1.64m (3'0" x 5'5")

Giving access to the kitchen, ceiling light and fire doors.

### Kitchen

6.43m x 2.35m (21'1" x 7'8")

Having Upvc windows to the side elevation, half glazed Upvc door to the side elevation, with modern coloured fitted base units with complimentary work surface over, space for "Range" style cooker, wall mounted shelving, integral dishwasher and fridge, single drainer sink with mixer tap over, space for table and chairs, solar panel electric system, door leading to the walk in pantry.

### Walk In Pantry

1.82m x 2.79m (6'0" x 9'2")

Having a window to the side elevation, with shelving storage units, space for upright fridge freezer and space for a large chest freezer, ceiling light and lockable fire door.

### Rear Enclosed Court Yard

Off the kitchen is a quaint enclosed walled court yard patio seating area, giving access to either the kitchen or to the rear hall also having two washing lines.

### Open Plan Dining and Living Room

4.31m x 6.41m (14'1" x 21'0")

This room offers a Variety of uses!! From a grand family room, to a dining room and living room with an added extra space for an office area, there are three large Upvc arched windows to the front of the elevation with Upvc full glazed door leading to the gym room, a further window to the side elevation makes this rather large impressive room feel light and airy, having a tiled floor where the dining area is located and then carpeted for the living areas, the added extra is a hidden storage cupboard that once was the old lift shaft, it even has the original sliding gate. The room itself leads around to the rear hall and also gives access to ground floor further rooms.

### Ground Floor Bedroom One

3.45m x 5.20m (11'4" x 17'1")

Great size double bedroom with Upvc windows to the side elevation, built in open wardrobe, TV aerial point, electric sockets, door leading to En-Suite, modern designer style radiators.

### En-Suite Shower Room

2.63m x 2.89m (8'7" x 9'6")

Comprising of a walk in glass block shower cubical with mains fed shower, modern vanity shelving unit with raised wash hand basin and wall mounted taps, shaver point, comfort high low flush WC, part tiled walls and tiled floor, ceiling light, Upvc window to side elevation,

### Ground Floor Bedroom Two

2.49m x 2.71m (8'2" x 8'11")

Having a picture window looking into the inner hall to the front elevation, ceiling light, electric sockets, this room could also be used as a home office or children's play room.

### Rear Hall

4.75m x 1.03m (15'7" x 3'5")

Leading off the open plan lounge through a Upvc door leads to the rear hall, with concrete floor and full glazed door onto the rear side court yard garden giving access to the shower room and laundry room.

### Ground Floor Shower Room

1.84m x 1.41m (6'0" x 4'7")

Having a Upvc window to the side elevation, low flush WC, shower cubical with mains fed shower, vanity wash hand basin, ceiling light, tiled walls and floor, electric heater and was installed 2023.

### Laundry Room

2.34m x 1.49m (7'8" x 4'11")

Having space and plumbing for several washing machines and driers, wall mounted boiler installed 2023 with upright large floor standing cylinder, ceiling light and space for shelving for linen.

### Stairs To First Floor And Landing

Being wider than average stairs with deep set steps for ease, hand rails to either side and leading to a beautiful light landing area with Upvc picture windows to the rear and side elevations overlooking the beach and giving full sea views, ceiling light and door leading too.

### Sea View Reception Room/Guest Entrance

3.97m x 3.64m (13'0" x 11'11")

With Upvc windows overlooking the stunning beach, with a further Upvc lockable door to the side elevation, should you wish to run the property as a business this is the private guest entrance. Having ceiling light, electric sockets and giving access to First floor rooms.

### Sea View Bedroom

ext 1.45 x 2.52

Entering through a lockable door into a private hall with door into the sea view bedroom, ceiling light, central heating radiator, door to the en-suite, Upvc window to the side elevation and Upvc "French" doors onto your very own private seating area to enjoy the views.

### Sea View Room En-Suite

2.37m x 1.30m (7'10" x 4'4")

Comprising of Shower cubical with main fed shower, vanity wash hand basin and WC, part tiled walls, towel rail, ceiling light and fan.

### Lake View Bedroom

3.23m x 5.04m (10'7" x 16'6")

Great size lockable double bedroom with wall mounted shelving with hanging rails under, two Upvc windows to the side elevation overlooking the boating lake, ceiling light, radiator, electric sockets, TV point and door leading to;





### Lake View En-Suite

2.11m x 1.30m (6'11" x 4'4")

Comprising of shower cubical with wall mounted mains fed shower, vanity wash hand basin and WC, ceiling light and fan and towel rail.

### Terrace Suite

extd to 1.08 x 1.94

Lockable door being accessed from the hallway off the sea view reception room, being a fantastic size double bedroom with TV point, electric sockets, Upvc double glazed window to the side elevation, matching Upvc half glazed door leading to the rear roof terrace with artificial grass, outside tables and chairs ,views to both the boating lake and the sea front and outdoor tap.

### Terrace Suite En-Suite

2.10m x 1.36m (6'11" x 4'6")

Comprising of shower cubical with wall mounted mains fed shower, low flush WC and wash hand basin, being partly tiled, towel rail, ceiling light and fan.

### Master Room Suite

Inner Hall 2.88 x 1.47

Very generous sized room, with its own entrance lockable door leading into the main suite doors leading too all rooms, ceiling lights and electric sockets.

### Master Room Walk in Wardrobe

0.92m x 1.85m (3'0" x 6'1")

Having a ceiling light and fixed hanging rails.

### Master Suite En-Suite Bathroom

2.40m x 2.92m (7'11" x 9'7")

Having a Upvc window to the side elevation, panelled bath with shower taps over, vanity wash hand basin with storage beneath, low flush WC, ceiling light and fan, radiator.

### Enclosed Gym and Swim Spa

Separate to the main property is a purpose built spa room housing a luxury heated six metre swim spa with two hot tub seats having raised decking and seating area, there is space for a home gym, power and lighting, the newly installed air source heat pump is located to the rear of the swim spa, and door leading into the double garage.

### Double Detached Garage

4.66m x 5.79m (15'4" x 19'0")

Having power and lighting with side facing wooden barn style doors, ceiling light, insulation to the garage ceiling.

## Outside Space

Accessed via wrought iron gates, the driveway is bordered by mature planting leading to the newly created guest parking area and steps to the business entrance plus giving access to the beach. Additional parking can be found in front of the wooden fence with gate leading to the main entrance. Currently there are enough spaces for four to six vehicles. There are stone made walls with newly planted shrubs along with fence around the perimeter of the property. The property itself has a timber fence and gate to the front of the property opening to a low maintenance garden with slabbed patio area and shingle side garden, raised planted borders and giving access to the door to the swim spa.

## Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

## Directions

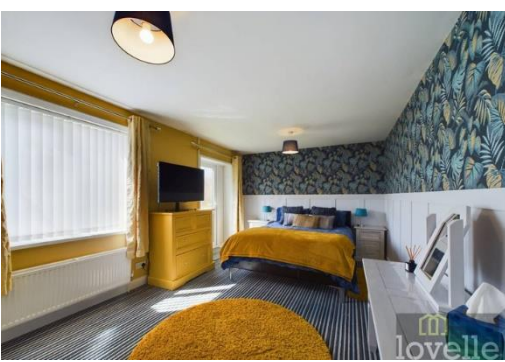
Head south-east on Victoria Rd/A52 Continue to follow A52 for 0.5 miles, Turn left onto Queens Park Close, continue to follow the road and the property can be found on the left hand side.

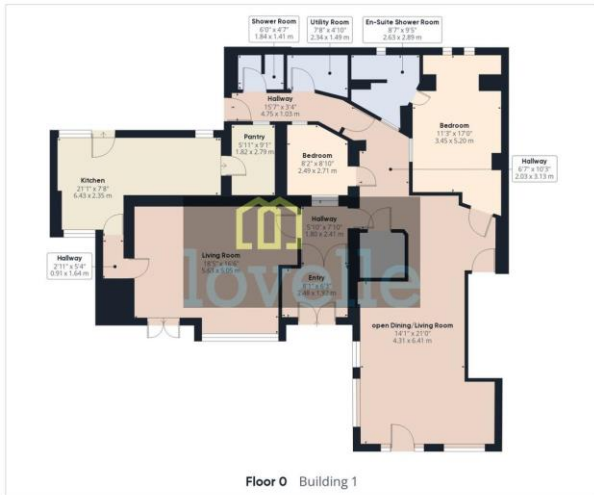
## Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this .Lovelles Estate Agency 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 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 if you use their services.

## Agents Note

This property is being sold as a residential property.



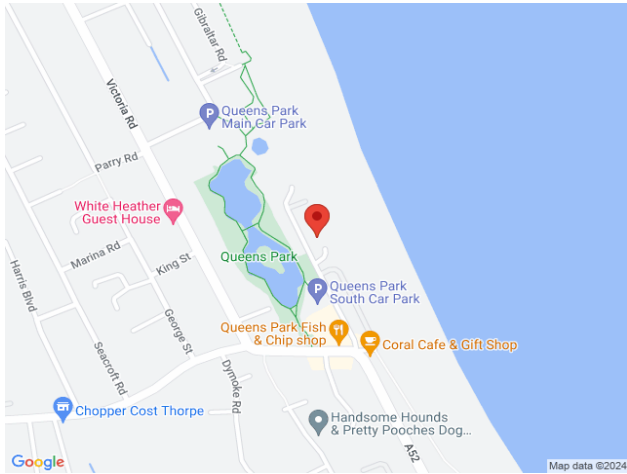


Approximate total area  
2980.33 ft<sup>2</sup>  
276.88 m<sup>2</sup>



(1) Excluding balconies and terr

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This



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