



Chapel House

Chapel House in the quiet, rural hamlet of Scrane End is just around the corner from the Freiston Shore Nature Reserve and is the perfect location for a buyer looking for a quiet life surrounded by open skies and country walks. Although in a rural position, Freiston village centre is just over a mile away and has amenities to include two pubs, a family run butchers, village store and local vets and the historic market town of Boston is only 4 miles away.

What was supposed to be a refurbishment ended up being a total renovation for our current sellers when they bought the property in 2012 with the unexpected addition of a second floor being included in the final plans. A new buyer will benefit from the fact that absolutely everything has been updated within these last few years to include the whole roof, all doors and windows, new electric and heating systems in addition to a new kitchen, shower room and bathroom. The majority of the walls are also new and so benefit from cavity wall insulation too with the sellers keen to point out that their 'modern country' cottage is beautifully warm and cosy.

With the use of natural materials where possible, the cottage is a clever combination of character features mixed with a light, modern feel too. Double doors on the gable extension allow the light to flood into the spacious farmhouse style kitchen which has a sandstone floor, handmade kitchen and Rayburn cooker, as well as ample space for sofas and other furniture. The decor is light and neutral throughout and a good contrast to the wood of the latch doors and floors. An exposed brick fireplace in the lounge houses a Clearview multi-fuel stove which can also supply hot water and heating throughout the winter months and the en-suite includes a lovely Victorian style free-standing slipper bath.

The attractive, private garden is filled with cottage style flowering plants and fruit trees and a lovely garden studio with a shower room which would make an ideal home office, hobbies room or even an occasional guest room. It is situated on a patio courtyard at the back of the cottage which literally has the best sunset views that Lincolnshire can offer.

EPC - 'E' / Council Tax Band 'A' / Heating - Solid Fuel Rayburn & Woodburner / Septic Tank







Entrance – Whilst there is a front door to the cottage, the sellers always use the door within the glass Apex on the side of the property which leads directly into the:

Farmhouse Style Living Kitchen 7.48 m x 4.20 m (24'6 x 13'9) – Having uPVC windows to both the front and side aspects, stable style door to the rear courtyard and vaulted ceiling with exposed horizontal beams. The kitchen has a limestone floor and an ornate cast iron radiator in keeping with the modern country theme, handmade drawer and cupboard units perfectly compliment the style of the property and have wooden worktops above. An inset Belfast style double ceramic sink unit has a mixer tap over. In the winter months the owners use the cast iron solid fuel Rayburn for cooking, and as an additional heat source, and in the summertime use the Stoves electric cooker and hob. There is space and plumbing for a washing machine and ample space in the generous kitchen for an American style fridge freezer if required along with additional items of furniture such as a dining table, sofa etc.

A pair of double glazed doors open through to the lounge and in addition to this a latch door opens into the:

Hallway – Having wooden floorboards and a decorative cast-iron radiator. The staircase rises to the first floor accommodation, and has a latch door beneath to an under stairs storage cupboard. There is a uPVC window to the side aspect, and further door leading through to the:

Ground Floor Wet Room – Having travertine marble wall, and floor tiles, chrome towel rail, low flush WC, wash basin, and rain head shower fitting.

Lounge 5.20 m x 4.44 m (17'0 x 14'6) – Has two uPVC windows to the side aspect, and a composite door and window to the front aspect. There is a continuation of the wooden flooring, and an attractive exposed brick Inglenook style fireplace with beam over, and Clearview Cast iron multifuel stove which also provides domestic hot water and central heating. Double doors open back through to the kitchen.

Bedroom One 5.23 m x 4.62 m (17'1 x 15'1) Maximum Dimensions – Having uPVC windows to both the front, and side aspect enjoying views over neighbouring fields, and the garden. There is a cast iron radiator, painted floorboards, built-in airing cupboard housing the hot water cylinder and immersion heater, and LED spotlights to the ceiling.

En-suite Bathroom – Has a radiator, tongue and groove panelling to the walls and comprises a three-piece suite to include a slipper style freestanding bath with Victorian style mixer taps over, low flush WC and pedestal wash hand basin.

Bedroom Two 4.55 m x 2.20 m (14'11 x 7'2) – Has a uPVC window to the front aspect, cast iron radiator, loft access, built-in cupboard with hanging rail, and LED spotlights to the ceiling.

Outside - The property is accessed over a quiet country lane and a gravel driveway provides off-road car parking, and gated access within a white picket fence to both the garden and the property itself. The private garden extends to the side of the property with an established hedge on the boundary, and is laid mainly to lawn with an established eating cherry tree, and cooking apple tree. The typical cottage garden is filled with a wide range of flowering plants, shrubs, and bushes that offer shape, colour, and scent all year round, and include wisteria, several scented roses, lavender, and eucalyptus. There is a greenhouse with raised beds for growing your own produce as well as two sheds included in the sale of the property.

Courtyard - To the rear of the cottage enjoys beautiful far reaching views of the sunset over miles of neighbouring fields. The current owners refurbished an existing outbuilding into a beautiful:

Garden Studio 5.76 m x 3.53 m (18'10 x 11'6) - Which has uPVC windows to the front, and side aspect, a woodgrain effect laminate floor, ceramic Belfast sink with mixer tap over, and a tiled shower room with uPVC window to the rear aspect. This studio has been mainly used as a hobbies/ craft room, but would also make an ideal home office or even an occasional guest room thanks to the addition of a small shower room with electric shower and WC.









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22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

