



Chapel Cottage | Low Gate Road | Scremby | Spilsby | PE23 5RR

Asking Price: £375,000



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When it comes to
property it must be


lovelle



SUMMARY

- No Onward Chain
- Detached Cottage Style Bungalow
- Two Double Bedrooms
- Kitchen Diner
- Family Bathroom & Ensuite
- Log Burner
- Field Views
- Own Chapel



DESCRIPTION

UNIQUE! ONCE IN A LIFETIME OPPORTUNITY! This former Methodist Chapel has planning to be converted into an amazing, individual three-bedroom holiday residence PLUS there is an immaculate two bedroom cottage style bungalow included in the sale! These two properties are being sold with no onward chain and are located on the edge of the Lincolnshire Wolds (a designated area of outstanding natural beauty) with far reaching, open filed views from a generous size plot. The renovation of the Chapel has been started by the current owners including restoration of the leaded and stained glass windows to the front of the Chapel and replacing the rest with attractive UPVC windows but is now a blank canvass for a new owner to mould to their specifications and create a truly special property (services are connected and it shares a septic tank with the bungalow) The planning reference is N/006/02143/20 and would provide accommodation; lounge, kitchen-diner, utility room, master bedroom with en-suite to the ground floor and two further bedrooms and a shower room to the first floor. There are two attached brick stores and a seating area.

The Cottage

The Cottage style bungalow is beautifully presented and offers lounge, kitchen diner, utility room, bathroom, two double bedrooms one with en-suite and walk in wardrobe and attractive, south facing gardens. In between the two properties there is a good sized car parking area for numerous cars. The properties sit alone and have no immediate neighbours but are on the main Skegness/Lincoln bus route and are within 3 miles of the well served village of Burgh Le Marsh with numerous pubs/restaurants, mini supermarket and shops and within 8 miles of the coast and the wonderful golden sandy beaches plus the Gibraltar Point Nature reserve at Seacroft in Skegness. Also within easy reach of numerous other Market Towns in the Wolds; Louth is known for its many independent shops and eateries plus Horncastle famed for its many antique shops!

LOCATION

Situated on the edge of the Lincolnshire Wolds both the bungalow and the chapel enjoy far reaching views of the surrounding countryside. The property is only a few miles away from the nearest well served market town of Spilsby which has a supermarket, doctors and a school and within a short drive of the property is the town of Skegness which offer more shopping areas and schools.

DIRECTIONS

From Skegness, take Burgh Road A158 out of town. Follow the burgh bypass to Gunby Roundabout. Take the exit labelled for Spilsby, Horncastle, and Lincoln. Follow the road through Candlesby, as you come out of Candsbey and down the hill the property is on the left hand side marked with our For Sale board.





PARTICULARS OF SALE

The composite door opens to;

Kitchen Diner:

19'6"x12'2" (5.94mx3.7m)

Base cupboards with work surface over, spotlights, ceiling glass lantern with self-cleaning, waterproof laminate flooring, underfloor heating, integrated electric oven and microwave, halogen hob with extractor over, integrated dishwasher, integrated fridge/freezer, stainless steel sink. Upvc fully glazed door to rear garden door to;



Utility Room:

8'9"x5'9" (2.67mx1.75m)

Upvc window to the front aspect, base cupboards with work surfaces over, Kingfisher electric radiator (clay filled) Belfast style sink, space for washing machine, vinyl flooring, spotlights, doors to lounge and;

Bathroom:

8'6"x5'6" (2.6mx1.68m)

Upvc window to the rear aspect, low-level WC, pedestal wash hand basin, dimplex heated towel rail (thermostatically controlled and programable), panelled bath with mixer tap shower attachment and shower screen, tiled walls, vinyl flooring and spotlights.

Lounge:

11'5"x10'8" (3.48mx3.25m)

Upvc window to the front aspect, upvc fully glazed door to the rear, laminate flooring, kingfisher electric radiator, log burner with flagged hearth, exposed beam, door to;

Hall:

Cupboard housing Teja hot water tank (fitted 2020), attractive tiled flooring, doors to;

Bedroom One:

11'11"x10' (3.63mx3.05m)

Upvc French doors to the rear aspect, kingfisher electric radiator, sliding doors to walk in wardrobe and-

Ensuite:

Low level WC with inset wash hand basin, shower cubicle with mains fed shower, vinyl flooring, electric heated towel rail.

Bedroom Two:

11'4"x9'9" (3.45mx2.97m)

Upvc windows to the front and side aspects, kingfisher electric radiator.

Chapel:

Door opens to porch with decorative tiled floor, double doors open to;

Room One:

34'1"x20' (10.4mx6.1m)

Leaded and stained windows and Upvc windows, vaulted ceiling, folding doors to;

TENURE

The tenure of this property is Freehold.

SERVICES

The property has electric underfloor heating in kitchen, kingfisher electric clay filled radiators and a log burner (shard with the chapel). Mains water and electricity and a septic tank. We have not tested any heating systems, fixtures, appliances or services. Lovelle 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.

LOCAL AUTHORITY

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovele.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers

available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01754 769769 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.


AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOOR PLANS

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplan

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