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## Chapel Cottage, Low Gate Road, Scremby, PE23 5RR



2



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2

£370,000

When it comes to  
property it must be

  
lovelle



£370,000



### Key Features

- No Onward Chain
- Detached Cottage Style Bungalow
- Two Double Bedrooms
- Kitchen Diner
- Family Bathroom and Ensuite
- Log Burner
- EPC rating F
- Tenure: Freehold





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 field 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 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 is 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!

The composite door opens to;

### Kitchen Diner

5.94 m x 3.7 m (19'6" x 12'2")

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

2.67 m x 1.75 m (8'9" x 5'9")

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

2.6 m x 1.68 m (8'6" x 5'6")

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

3.48 m x 3.25 m (11'5" x 10'8")

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

3.63 m x 3.05 m (11'11" x 10")

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

## En-suite

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

## Bedroom Two

3.45 m x 2.97 m (11'4" x 9'9")

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

10.4 m x 6.1 m (34'1" x 20')

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

## Room Two

5.49 m x 4.93 m (18' x 16'2")

UPVC windows, log burner, door to the side aspect, wash hand basin. Inset into vanity unit

## Outside

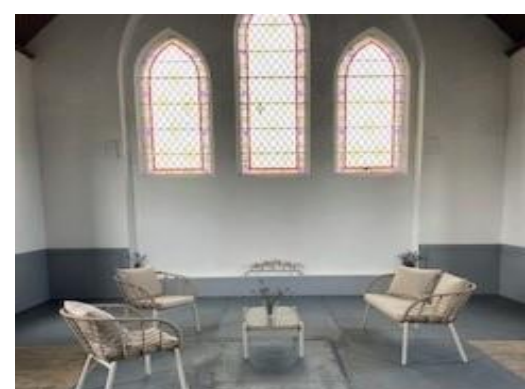
To the front of the property is an enclosed garden laid to lawn. The gravelled drive opens to a large car parking area and detached single garage/workshop which has a composite barn door and double doors at the back that can be opened up to take a small car, bikes or just for general storage, there is also a greenhouse near the car park. The chapel has a footpath leading to a patio seating area enclosed by wrought iron railing overlooking fields. The bungalow enjoys rear gardens laid to cobbled patio and lawn with planted borders, greenhouse, enclosed by fencing and enjoying open field views.

## NB

Please use the link for planning documents. [https://publicaccess.e-lindsey.gov.uk/onlineapplications/applicationDetails.do?keyVal=\\_EASTL\\_DCAPR\\_132132&activeTab=summary](https://publicaccess.e-lindsey.gov.uk/onlineapplications/applicationDetails.do?keyVal=_EASTL_DCAPR_132132&activeTab=summary)

## Services

The property has electric underfloor heating in kitchen, kingfisher electric clay filled radiators and a log burner (shared 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.





## 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 Candlesby and down the hill the property is on the left hand side marked with our For Sale board.

## 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 the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.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 the new Money Laundering Legislation.

### Mortgage Advice

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. 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 Certificate

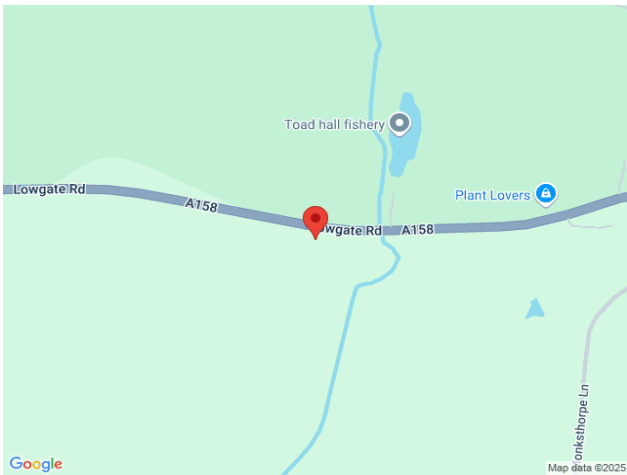
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

### Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

### Material Information

The planning permission for the Chapel stipulates that it can only be used as a Holiday let.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) 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 |

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, the floorplan is not intended to be a contract. It is a guide only and should not be relied upon for any legal or financial purposes. The actual floorplan may vary from the floorplan shown and the floorplan shown is not intended to be a contract. The actual floorplan may vary from the floorplan shown and the floorplan shown is not intended to be a contract. The actual floorplan may vary from the floorplan shown and the floorplan shown is not intended to be a contract.

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