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The Cottage, Boston Road, West Keal, PE23 4BD



3



2



2

£340,000

When it comes to
property it must be


lovelle



£340,000



Key Features

- Charming Character Property
- No Near Neighbours
- Fantastic Views
- On the Edge of the Wolds
- Three Large Stables and Tackroom
- EPC rating E
- Tenure: Freehold





Cottage with NO IMMEDIATE NEIGHBOURS & FANTASTIC VIEWS DOWN ONTO THE FENS! Located on the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty) this property has a large plot of approximately 3/4 of an acre and includes THREE LARGE STABLES plus a tack room. The property has accommodation comprising; hallway, downstairs double bedroom, snug, lounge, kitchen and utility room, downstairs wc and two double bedrooms and bathroom to the first floor with LPG gas central heating and majority UPVC double glazing. The property sits towards the front of the plot and has front, side and rear gardens. Then there is the stable block and behind this has double gates from the lane to the side that open to a double width car parking area (space for numerous cars/larger vehicles if needed). Beyond this is the majority of the plot with trees and plants and hedging around (previously been used as a pony paddock). Across the lane is a further parcel of land (approximately 1/4 of an acre) currently overgrown but could be cultivated and landscaped for many uses eg back to paddock land/veg plots/simply to enjoy as garden and for nature. In the agent's opinion this versatile plot could be enjoyed by persons looking to keep grazing animals/ponies, space for dogs, keeping chickens etc or for a buyer to landscape back into cottage gardens or productive gardens to grow veg, fruit etc. Whoever chooses to make this their home will have a fantastic elevated position on the edge of the Wolds and be able to enjoys far reaching views across to West Keal and the beautiful Church or down onto the fens. Located with no near neighbours on the edge of the village you get a fantastic position but are also less than a mile to the East Keal village store and post office and on the main bus route from Spilsby-Boston. The Market Town of Boston is 13 miles away and the wonderful sandy beaches of the east coast 15 miles away. The Wolds is a nature lovers paradise as well as a fantastic place to enjoys walking, cycling or horse riding plus interesting historical sites. The current owners used to keep horses and the property opens onto Marden Hill which is a quiet lane that goes up into the Wolds and offers access to many further quiet lanes suitable for hacking. Old Bolingbroke is less than 2 miles from the property where the Bolingbroke castle ruins remain (Henry IV born here) and was an area of many Civil War battles between the roundheads and cavaliers centuries later (hence the ruins)! The Market Town of Spilsby is less than 3 miles away and offers plenty of services; doctors, vets, pubs/restaurants/take-aways, supermarket, schools and the Market Town of Horncastle famed for its many antique shops is only 10 miles away!

Entrance

Entered via a part glazed door, with radiator, stairs off to the first floor landing, arched feature window and further high level window, several steps lead down to;

Hallway

With radiator, understairs storage cupboard, UPVC window to the side aspect, door to porch to the rear garden, doors to;

Snug

3.60m x 3.00m (11'10" x 9'10")

With UPVC window to the front aspect, radiator, door leading to;

Bedroom Two

4.10m x 3.60m (13'6" x 11'10")

With UPVC double glazed window to the front aspect, UPVC window to the side aspect, radiator.

WC

Having half pedestal wash hand basin, low level WC, radiator.

Lounge

4.50m x 6.90m (14'10" x 22'7")

Having two UPVC windows to the front and one to the side aspect, log burner, with decorative surround, TV point, feature open beams, three radiators.

Kitchen

2.31m x 8.20m (7'7" x 26'11")

With three UPVC windows, units at base level, roll edge worksurfaces over the matching cupboards and drawers, tiled flooring, tiled splashbacks, inset ceramic 1 and 1/4 bowl drainer with mixer tap, freestanding electric cooker, radiator, door to;

Utility

Having two UPVC windows to the side aspect, UPVC window to the rear elevation, units to base and eye level with roll edge worksurface over, inset stainless steel sink and drainer, central heating boiler and tiled flooring.

Landing

With radiator, doors to;

Bedroom One

4.10m x 3.91m (13'6" x 12'10")

With UPVC window to the front aspect, radiator, UPVC window to the side aspect.

Bedroom Two

3.00m x 3.70m (9'10" x 12'1")

With UPVC window to the front and side aspects, loft access, radiator, wash hand basin with tiled splashbacks.

Family Bathroom

With UPVC windows to the side and rear aspects, four piece suite comprising wash hand basin, panel bath, low level WC, vinyl flooring, radiator, complimentary tiling, shower cubicle.

Outside

The property is approached through timber barn style gates into the property via a tarmac driveway. The property is situated on a mature plot which is approximately 1/2 acre (sts). There are gardens to the front and side of the property comprising of grass and plants and to the rear a slabbed area and concrete yard in front of the stable block. Beyond the stables is the driveway with space for numerous cars. Beyond this are sloping gardens/previously pony paddock laid to grass with plants and trees. The plot benefits from splendid open aspect views over Lincolnshire to the Wolds and the Fens. There are also two brick outbuildings (in need of renovation). Across the lane is a further plot of land currently overgrown measuring approx 1/4 of an acre.

Stable Block

Concrete yard with timber stables comprising;

Stable One

3.41m x 6.16m (11'2" x 20'2")

With skylight, light, power points, jockey door to rear.

Stable Two

3.50m x 3.39m (11'6" x 11'1")

With skylight, light, power points.

Stable Three

4.33m x 4.35m (14'2" x 14'4")

With Skylight, light, power point.





Tack Room

3.43m x 1.66m (11'4" x 5'5")

With fuse box, power and light.

Services

The property has mains water and electricity, private drains and LPG gas central heating. 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

Fantastic elevated position on the edge of the Wolds enjoying far reaching views across to West Keal and the beautiful Church or down onto the Fens. Located with no near neighbours on the edge of the village you get a fantastic position but are also less than a mile to the East Keal village store and post office and on the main bus route from Spilsby-Boston. The Market Town of Boston is 13 miles away and the wonderful sandy beaches of the east coast 15 miles away. The Wolds is a nature lovers paradise as well as a fantastic place to enjoy walking, cycling or horse riding plus interesting historical sites. The current owners used to keep horses and the property opens onto Marden Hill which is a quiet lane that goes up into the Wolds and offers access to many further quiet lanes suitable for hacking. Old Bolingbroke is less than 2 miles from the property where the Bolingbroke castle ruins remain. The Market Town of Spilsby is less than 3 miles away and offers plenty of services.

Directions

From Skegness take the A158 Burgh Road out of town. Go past Southview and at the round about go straight on to the Burgh By-pass. At Gunby roundabout take the left signposted towards Horncastle/Lincoln. Go through Candlesby and at Partney roundabout turn left signposted to Spilsby and Boston. Remain on the A16 through the village of East Keal. Before entering West Keal the property will be found on the right hand side just before the sharp left hand bend that then goes down Keal Hill and the cottage is on the corner of the turning for Marden Hill.

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. 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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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