

Buy. Sell. Rent. Let.



Church Farm House, Gunby Road, Orby. PE24 5HT



£325,000

When it comes to
property it must be


lovelle



£325,000

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Key Features

- Quaint Cottage with Beautiful Gardens
- Three Bedrooms
- Garage and Large Parking Area for Several Cars
- Full of Original Features
- EPC rating F
- Tenure: Freehold





Quaint cottage with good size plot and plenty of parking! Well presented and located in a small village this cottage offers accommodation comprising; kitchen-diner, dining room, lounge, sun room, downstairs shower room with upstairs bathroom and three bedrooms with oil central heating and majority UPVC double glazing. Large gravelled off road parking area with space to park numerous vehicles including larger vehicles like motorhomes/caravans plus long tandem garage. Attractive rear garden, enclosed and laid to patio, lawn and planted borders plus two sheds and two greenhouses. Really must be viewed! Full of character! Within a few hundred metres of the village pub/restaurant and 6 miles from the golden sandy beaches of Skegness and 3 miles from the well served village of Burgh Le Marsh and just a few miles from the Lincolnshire Wolds (an area of outstanding natural beauty) with lots of lovely walks and country pubs! Also within 10 miles of the Market Towns of Spilsby and Alford and within 15 miles of the Market Town of Horncastle famed for having many antique shops!

Porch

Entered via side entrance door, door to;

Kitchen/Diner

5.19m x 3.18m (17'0" x 10'5")

With UPVC windows to the front and side aspects, radiator, base and wall cupboards, ceramic 1 and 1/2 bowl sink, integrated electric oven and hob, extractor over, space for washing machine, space for dishwasher, space for fridge freezer, door to;

Dining Room

4.22m x 3.27m (13'10" x 10'8")

With pantry under stairs, window to conservatory, UPVC window to the side aspect, open fire with brick surround, radiator, door to;

Inner Hall

With stairs to the first floor, doors to the lounge and conservatory.

Lounge

5.07m x 4.29m (16'7" x 14'1")

With UPVC window to the front aspect, window to the conservatory, open fire with brick surround.

Conservatory

9.42m x 2.50m (30'11" x 8'2")

(Max dimensions inc shower room). Of brick and UPVC construction, two radiators, French doors to the rear garden, door to;

Shower Room

With UPVC window to the rear aspect, low level WC, wash hand basin, shower cubicle, central heating boiler, sky light, tiled floor and walls, ladder style radiator.

Landing

With loft access, fitted cupboard, UPVC window to the rear aspect, doors to;

Bedroom One

4.31m x 3.41m (14'1" x 11'2")

With UPVC window to the rear aspect, radiator.

Bedroom Two

4.24m x 3.28m (13'11" x 10'10")

With UPVC windows to the side and rear aspects, radiator, fitted cupboard over stairs, further fitted cupboard, loft access.

Bedroom Three

3.18m x 2.54m (10'5" x 8'4")

(Restricted head room) With UPVC window to the front aspect, fitted cupboard, door to;

Bathroom

3.17m x 2.54m (10'5" x 8'4")

With UPVC window to the front aspect, panelled bath, twin wash hand basins inset to vanity unit, low level WC, ladder style radiator.

Study

2.40m x 1.57m (7'11" x 5'2")

With radiator, light and power.

Outside

Gated access opens to large gravelled driveway with space to park numerous car including larger vehicles eg camper van/caravans and leads to a long tandem garage. With gardens to front laid to lawn and there is a wishing well (over a real well/currently covered/lidded). The rear garden is attractively landscaped and laid to planted beds and borders and lawn. There is also a gravelled 'working' area with two green houses and two sheds and the oil tank.

Services

The property has oil central heating, electricity, mains water and drains. 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

Orby is a quiet village and civil parish in the East Lindsey district of Lincolnshire, with a lovely village pub and is situated between the Wolds, approximately 9 miles (14 km) east from the town of Spilsby, and the beach in the coastal town of Skegness less than five miles away.





Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight on to the by-pass. Turn right where signposted to Orby onto Orby Road which proceeds into Burgh Road. At the end of the road turn left onto Gunby Road and the house can be found on the left hand side marked by 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. 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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 30 F | |
| 1-20 | G | | |



GROUND FLOOR



1ST FLOOR



When it comes to **property**
it must be


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