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## Rose Cottage, Welton Lane, Orby, PE23 5SW



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Offers in excess of £500,000

When it comes to  
property it must be

  
**lovelle**



Offers in excess of £500,000



#### Key Features

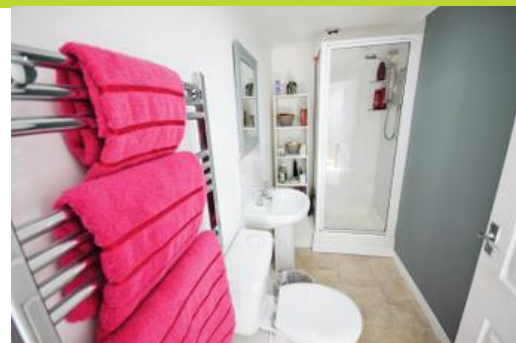
- 1.25 Acre Plot
- Located at End of No Through Lane
- Open Fields Views
- 70' Long Workshop, Garaging & Lots of Useful Outbuildings

- Immaculate, Spacious Accommodation
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold









Located at the end of a no-through lane with 1.25 acre plot and OPEN FIELD VIEWS, NO IMMEDIATE NEIGHBOURS and offered for sale with NO ONWARD CHAIN! Immaculate throughout this spacious detached house offers wonderful living accommodation plus a fantastic plot with many outbuildings including attractive, brick built, open fronted double garage, large single garage, 16.4m x 5m (54' x 16') WORKSHOP, further outbuildings, generous block paved driveway, large patio seating area over looking your rear garden laid to lawns and pleasant planting and onto the pretty pond, veg plots and the paddock. The accommodation comprises; generous entrance hallway, study, breakfast room, lounge, dining room, conservatory, large, modern kitchen-diner, utility room, downstairs shower room, upstairs roomy family bathroom, master bedroom with balcony over looking the open fields and en-suite shower room plus three further double bedrooms. The property has oil central heating and UPVC double glazing. In the agent's opinion this home offers flexible accommodation that could suit many different families/households. The size and layout of the property offers options if you are looking to create annexe accommodation/multi generational household living space, room to work from home or simply someone looking for plenty of space. The outside space is also very versatile with plenty of room for animals or people who enjoy growing their own, gardening and with the large workshops and other outbuildings scope to run a business (subject to the necessary consents/planning) or enjoy hobbies requiring lots of space. This home offers a quiet, semi-rural position, away from the busy towns but not cut off: the village has a pub and is only a few miles from the large well served village of Burgh and the Market Town of Spilsby just 6 miles away which is located on the edge of the Lincolnshire Wolds (Area of Outstanding Natural Beauty) offering magnificent views across the hills. In addition to being close to the Wolds the property is also only 8 miles from the coast with the bustling seaside town of Skegness with its large array of attractions and amenities and offering miles of golden sandy beach plus the Gibraltar Point Nature Reserve!

### Entrance Hall

Entered via UPVC front door with full length feature window, stairs to the first floor, radiator, doors to the breakfast room and;

### Kitchen-Diner

6.59m x 6.41m (21'7" x 21'0")

(Max Dimensions). Large L-shaped room with attractive, modern units comprising base, wall, larder cupboards, wine rack, shelving and central island, high-end finish with Quartz work tops and splashbacks, belfast style double sink, Richmond deluxe range style cooker, extractor over with integrated appliances including; dishwasher, fridge-freezer and combi microwave/oven. Beautifully light with UPVC window above the sink and full length window and patio doors, light coloured tiled flooring and recessed spotlights, wide open doorway to the dining room and door to;

### Utility Room

4.62m x 3.46m (15'2" x 11'5")

With several UPVC windows and door to the garden, door to boiler room housing the oil central heating boiler and providing a large storage area, fitted with base and wall cupboards, work surfaces, inset stainless steel sink, space and plumbing for washing machine and tumbler, radiator, tiled floor, recessed spotlights, door to;

### Shower Room

Fitted with shower cubicles, low level wc, wash hand basin inset into vanity unit with tiled floor.

## Dining Room

3.98m x 3.96m (13'1" x 13'0")

With ornamental fireplace, tiled floor, radiator, picture rail, coving and ceiling rose, door to lounge and French doors to;

## Conservatory

3.24m x 5.12m (10'7" x 16'10")

(Max dimensions, p-shaped). Of brick and UPVC construction with tiled floor, French doors to the rear garden.

## Lounge

5.49m x 3.94m (18'0" x 12'11")

With UPVC bow window, radiator, open fire with brick surround, wooden flooring, coving, ceiling rose, open doorway to;

## Breakfast Room

3.52m x 2.29m (11'6" x 7'6")

With UPVC window, radiator, wooden flooring, door to;

## Study

3.14m x 1.80m (10'4" x 5'11")

With UPVC window.

## Landing

With loft access, airing cupboard, doors to;

## Bedroom One

6.90m x 3.39m (22'7" x 11'1")

(Max dimensions including en-suite). Entered via a 'dressing room' area to the bedroom fitted with an array of fitted wardrobes and opens to the sleeping area with radiator, UPVC window, door to the en-suite, French doors open to a balcony with wrought iron railings and views over open fields.

## En-Suite

Fitted with shower cubicle, pedestal wash hand basin, low level wc, ladder style radiator, recessed spotlight/extractor fan.

## Bedroom Two

5.48m x 3.52m (18'0" x 11'6")

With UPVC window and radiator.

## Bedroom Three

3.98m x 3.51m (13'1" x 11'6")

With UPVC window and radiator.

## Bedroom Four

3.86m x 2.43m (12'8" x 8'0")

With UPVC window and radiator.





## Family Bathroom

3.46m x 2.87m (11'5" x 9'5")

With UPVC window, roll top bath with ball and claw feet, mixer tap/shower attachment, separate shower cubicle, pedestal wash hand basin, low level wc, spotlights, part tiled walls, radiator with towel rail.

## Outside

Double five bar gates open to a walled block paved driveway parking area with space for numerous and larger vehicles. There is a BRICK BUILT OPEN FRONTED DOUBLE GARAGE, further LARGE SINGLE GARAGE (4.885 x 4.785m with power and light), Fuel STORAGE SHED (5.173 x 3.755m min dimensions, of brick and timber construction housing oil tank and providing log storage), further attached brick coal house and the WORKSHOP. Gated access leads to the rear of the house and a large, attractive patio seating area that overlooks the garden which is laid to lawn with plants and shrubs. Beyond this is a further enclosed garden area and the pond and beyond this the paddock area with veg plots all enclosed by fencing.

## Workshop

Entered via a large covered area creating a carport measuring 5m x 6m and high double doors open to 2.58m width so offers ability to drive vehicles into the workshop which is a very large and useful space with concrete floor, windows and skylights so plenty of natural light plus power and lighting, doorway at the end of the workshop opens to a further storeroom area (4.58 x 2.77m).

## Services

The property has oil central heating, electricity, mains water and Bio 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

Located at the bottom of a no-through lane this home offers a quiet, semi-rural position, away from the busy towns but not cut off: the village has a pub and is only a few miles from the large well served village of Burgh and the Market Town of Spilsby just 6 miles away which is located on the edge of the Lincolnshire Wolds (Area of Outstanding Natural Beauty) offering magnificent views across the hills. In addition to being close to the Wolds the property is also only 8 miles from the coast with the bustling seaside town of Skegness with its large



array of attractions and amenities and offering miles of golden sandy beach plus the Gibraltar Point Nature Reserve!

### Directions

From Skegness take the A158 Burgh Road out of town. Go straight on at the roundabout and onto the Burgh bypass. At Gunby roundabout go all the way around and back the way you came and take the first lane left which takes you into Orby on to Gunby Road. Welton Lane is the first right after approximately 1/2 mile. The house is at the bottom of the Lane.

### 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.lovelle.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.

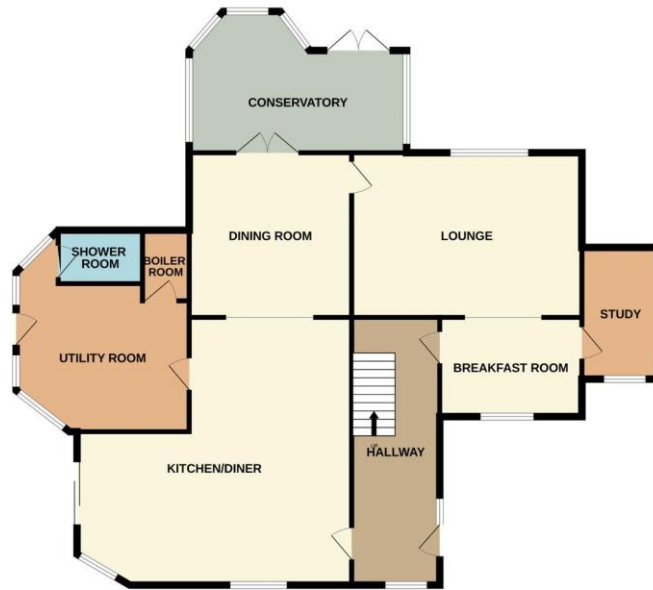
## Agents Notes

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GROUND FLOOR



1ST 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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When it comes to **property**  
it must be

  
**lovelle**

01754 769769

skeness@lovelle.co.uk

