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Lymn House, Skegness Road, Partney PE23 4PG



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Offers Over £430,000

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property it must be

  
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Offers Over £430,000



### Key Features

- Spacious Detached Period House
- Four Generous Double Bedrooms & Large Landing/Study/Sitting Area
- Four Reception Rooms
- Downstairs WC & Utility Room
- Attractive Gardens
- Four Piece Family Bathroom with Roll Top Bath
- EPC B
- Tenure: Freehold





Beautiful period property located in the pretty village Of Partney, located at the foot of the Lincolnshire Wolds! This well maintained home has been recently upgraded with many modern features including air source heat pump central heating and owner owned solar panels with battery storage which compliment each other to provide low cost energy bills for this spacious, well proportioned home! The accommodation comprises; dining room, sitting room, lounge-diner, modern kitchen, downstairs wc, utility room and office/sun room, upstairs there are four generous double bedrooms, versatile landing area providing a peaceful seating area/study/play area, family bathroom with jack and jill door to the master bedroom. There is gated access opening to a good size, block paved driveway and the rear garden is of a good size, prettily landscaped, enclosed and not overlooked. The former garage has been converted into a handy workshop and studio room (formerly used as a gym) and offers a flexible extra space (gym, play room, home office, hobbies room etc) or could simply be converted back to a large garage if required.

Lymn House sits roadside, on the old main road to Skegness. The village was bypassed in 2004 so the property now enjoys a quiet village location but easy access onto the main A158/A16 roads (Skegness 10 miles away, City of Lincoln 30 miles). Partney offers good village amenities including; on the main bus route from Lincoln to Skegness, a service and MOT garage, farm shop and garden centre, Village convenience store and fuel station, The Red Lion Inn restaurant and Community garden and primary school. Located on the edge of the Lincolnshire Wolds (an Area of Outstanding National Beauty) this property offers a great location to enjoy the wonderful nature and countryside with many walks and footpaths as well as Snipe Dales nature reserve (6 miles away) and Gibraltar Point nature reserve (14 miles away, a dynamic stretch of unspoilt coastline running southwards from the edge of Skegness to the mouth of the Wash). Truly great position to enjoy the hilly Wolds, open Fens and golden sands at the coast!

### Dining Room

4.27m x 4.8m (14'0" x 15'8")

With UPVC front entrance door, UPVC window to the front aspect, beautiful feature Oak staircase to the first floor, double sided 12/14kw wood burning stove, with tiled hearth to both this room and sitting room, radiator, attractive flooring, coving, door to kitchen and;

### Sitting Room

4.22m x 5.28m (13'10" x 17'4")

The sitting room also benefits from the double sided stove and has UPVC window to the front aspect, radiator and coving.

### Lounge-Diner

3.86m x 8.41m (12'8" x 27'7")

An excellent size reception room that enjoys double aspect with UPVC windows to the front and side aspects, two radiators and coving.

### Kitchen

2.57m x 7.21m (8'5" x 23'8")

One of the many highlights of the property, the kitchen comprises a comprehensive range of Cranbrook Sage Green coloured cupboard and drawer units to both base and eye level, with oak work surfaces over. A Cuisine Master cooking range with an extractor hood and lights. An inset one and a half bowl sink/drainers with dual lever mixer tap and waste disposal. Further integrated units include dishwasher, twin fridges and kickboard heater, two UPVC windows over look the rear garden, power points with USB socket, coving, door to the utility and open doorway to the rear porch.

## Rear Porch

With UPVC door to the rear garden, door to;

## WC

With UPVC window, wash hand basin, low level WC, radiator.

## Utility Room

2.54m x 2.74m (8'4" x 9'0")

With UPVC window and door to the office/garden room. The utility comprises of a continuation of the fitted cupboards from the kitchen, base and eye level, with work surface having an inset stainless steel sink/drainage and spaces below for washing machine and tumble dryer. Fitted shelving, USB sockets, space for additional fridge/freezer and air source heat pump.

## Office/Garden Room

2.34m x 3.23m (7'8" x 10'7")

UPVC window to the side aspect, full height UPVC windows and French doors leading out to the rear decking area, Ethernet connection, radiator, spot lights.

## Landing/Study/Play/Seating Area

2.59m x 5.71m (8'6" x 18'8")

Beautiful, light filled room due to the UPVC window overlooking the rear garden and two further Velux windows. Ideal as an extra seating area/play room/study area with radiator, wall lights and fitted double-door cupboard with shelving. Doors off to;

## Master Bedroom

4.23m x 5.27m (13'11" x 17'4")

Having a double aspect with UPVC windows to the front and side aspects, radiator, coving, door through to the Jack and Jill Bathroom.

## Bedroom Two

3.59m x 4.29m (11'10" x 14'1")

With UPVC window to the front aspect, radiator, coving and walk-in wardrobe.

## Bedroom Three

3.91m x 4.29m (12'10" x 14'1")

With UPVC windows to both front and side aspects, radiator, coving.

## Bedroom Four

3.96m x 4m (13'0" x 13'1")

(Maximum dimensions). A fourth double bedroom with UPVC window to the side aspect, radiator, coving

## Outside

The property is approached over a substantial double gated and block paved driveway which provides secure parking for numerous vehicles. A further gate leads through to the rear garden which combines a generous lawn with two substantial patio/dining areas and a decked gazebo with outside lighting, outside tap and give access to the former garage which has been converted to;

## Workshop

3.56m x 4.24m (11'8" x 13'11")

With power and light and door to;

## Gym/Studio

3.48m x 4.09m (11'5" x 13'5") With UPVC windows to the front and side aspect, power and lighting. This area in particular could also prove suitable for buyers needing to work from home or looking for a hobbies room but clearly both rooms may suit a wide variety of uses or if required could be converted back to a large garage.



## Services

The property has air source heat pump central heating to radiators, mains water, sewerage and electricity. The solar panels are owner owned and have battery storage so you can store the energy you produce as well as selling it back to the grid. This system was installed recently and current owners usage is an electric bill of £100 a month and remuneration of £50 per month. 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, a designated Area of Outstanding Natural Beauty, Partney is only a few miles away from the nearest well served Market Town of Spilsby which has a supermarket, doctors and secondary school and within a short drive of the property is the town of Skegness (10 miles) which offer more shopping areas and schools plus a wonderful sandy beach and the Gibraltar Point nature reserve. Partney was by-passed in 2004 which makes the village a quiet place to live but with easy access to the A16/A158 main roads but has its own amenities including filling station and mini supermarket, Primary school, Red Lion Inn restaurant, pretty Church, village hall, garden centre/farm shop, service and MOT garage, Community garden and bus services.

## 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. Follow the road for approximately 2 miles before taking the first right into Partney Village. Follow the road for approximately 0.5 miles and the property will be found on the right hand side next to the village hall, 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 Legisla

## 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

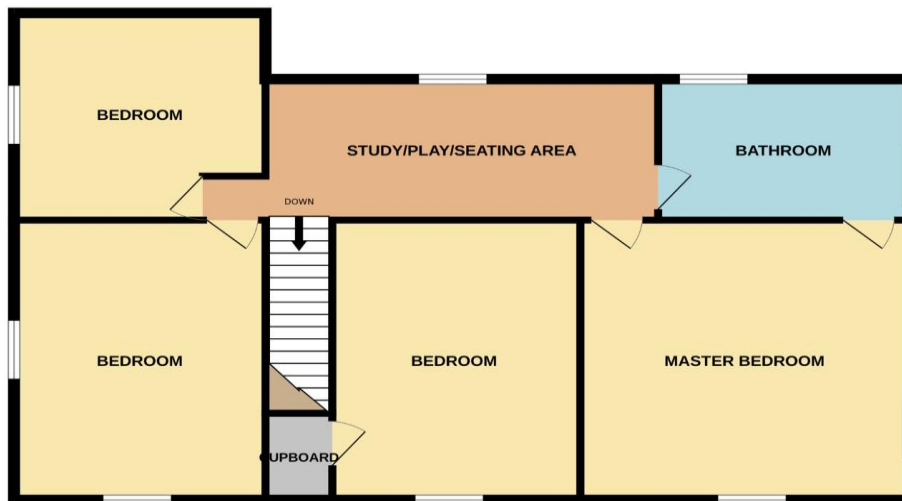
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## GROUND FLOOR



## 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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