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Lymn Bank Farmhouse, Thorpe St Peter, PE24 4PJ



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£495,000

When it comes to
property it must be


lovelle



£495,000

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Key Features

- Beautifully Renovated Grade II Listed Cottage
- Three Double Bedrooms
- Ensuite Shower Room, Family Bathroom & Downstairs WC
- Useful Brick Outbuildings
- Double Garage and Double Carport
- Beautiful Breakfast Kitchen
- EPC rating Exempt
- Tenure: Freehold





STUNNING CHARACTER HOME IN AMAZING COUNTRYSIDE LOCATION! Lovingly restored by the current owners this Grade II listed home has blended modern comforts and many character features including Lincolnshire sash windows, exposed beams, lovely fireplaces and quarry tiled floors to offer a high specification finish, yet in keeping with the period and style of the property. Not only is the accommodation superb but the position is fantastic, located on a country lane with open field views and a riverside position but also sits on a good size 1/3 of an acre plot plus benefits from large driveway, DOUBLE CARPORT, DOUBLE GARAGE and BRICK & PANTILE OUTBUILDINGS! Although this home offers a quiet, rural position you are not cut off with a country pub/restaurant just over 1/2 a mile away and village amenities in Wainfleet All Saints including mini supermarket, filling station and railway station just over two miles away. The accommodation comprises; study/sitting room with log burner, lounge with feature Inglenook fireplace and log burner, beautiful breakfast kitchen, utility/wc and upstairs there are three generous double bedrooms, one with en-suite plus a family bathroom. The property has LPG gas central heating which was newly installed (tank, pipe work, radiators and boiler) in 2022, new roof in 2021, full re-wire and secondary glazing added in 2022. This home really does have it all; style and substance, large gardens, outbuildings, garaging, countryside views and a riverside location!

Hall

Entered via front door with quarry tiled floor, stairs to the first floor, under stairs storage cupboard, door to lounge, open to;

Study/Sitting Room

3.48m x 3.94m (11'5" x 12'11")

With multi fuel burner set to tiled hearth with wooden surround, oak flooring, feature radiator, exposed beams to ceiling.

Lounge

5.95m x 3.92m (19'6" x 12'11")

Multi fuel burner set in inglenook style fireplace with flagged hearth and brick surround and oak mantle beam, oak flooring, feature radiator, spotlights, exposed beams to ceiling, doorway to;

Inner Hall

Open doorway to the kitchen, cupboard housing consumer unit (new in 2022 plus full rewire of the house and outbuildings) sliding door to;

Utility Room/WC

2.33m x 2m (7'7" x 6'7")

With quarry tiled floor, base cupboards with wooden worktops, Belfast style sink, space and plumbing for washing machine and tumble dryer, low level WC, exposed beams to ceiling, central heating boiler and feature radiator.

Breakfast Kitchen

4.48m x 3.68m (14'8" x 12'1")

With two doors to both the side and rear gardens, tiled floor, feature radiator, fitted with a range of base and wall cupboards, solid wooden worktops over, Belfast style sink, breakfast bar, space for range style cooker, integrated fridge freezer, integrated dishwasher, spotlights, beams to ceiling.

Landing

With window to the front aspect, doors to bedroom three and;

Bedroom One

5.1m x 9.02m (16'8" x 29'7")

With feature radiator, fitted wardrobes, spotlights, exposed beams to the ceiling, doorway to;

Inner Landing

With a window over looking the garden, spotlights, feature radiator, doors to;

Bathroom

2.36m x 2.14m (7'8" x 7'0")

With freestanding rolltop bath with mixer tap/shower attachment, low level WC, pedestal wash hand basin, half panelled walls, radiator with integral towel rail, spotlights, exposed beams.

Bedroom Two

3.69m x 4.57m (12'1" x 15'0")

With UPVC window, exposed beams, spotlights, fitted wardrobes, feature radiator.

Bedroom Three

3.97m x 3.48m (13'0" x 11'5")

With window to the side aspect, feature radiator, exposed beams, door to;

Ensuite

1.33m x 1.44m (4'5" x 4'8")

With low level WC, wash hand basin inset to vanity unit, shower cubicle, tiled floor, waterproof boarding to walls, exposed beams, spotlights, extractor fan.

Outside

Good size plot of approximately 1/3 of an acre with garaging, carport, sheds and brick and pantile outbuildings. Large wooden 6' high gates from the lane open to a good size, wide car parking area laid to attractive key blocks with adjacent gravel car parking area. This large car parking area is ideal if you need to park numerous cars or larger vehicles/caravans/motorhomes/trailers etc. Adjacent to this is a large double carport that leads to the double garage. Next to this is a 3m x 2.5m shed with power, lighting and alarm. To the other side of the driveway is a further 4m x 2.5m storage shed, the LPG tank.

Garden

The majority of the garden is to the side of the property, with attractive patio with pretty planting around and large lawned area which is planted with four apple trees, two plum and quince fruit tree, further mature trees include sycamore, cedar and eucalyptus. To the rear of the property is a lovely seating area, adjacent to the river with a break in the hedging to enjoys the riverside position and open field views beyond. Next to this are the brick and pantile outbuildings and a further garden area mainly laid to key block paving. The whole plot is in the majority enclosed by Blackthorne and privet hedging and fencing and there is outside lighting, outside power points and cold water tap.

Double Carport

6m x 6m (19'8" x 19'8")

Of timber construction with concrete floor, steel roof trusses and timber and polycarbonate walls to the sides and plastic curtains to the front to protect your vehicles from the weather, power, lighting and alarmed. Opening to;





Double Garage

6m x 6m (19'8" x 19'8")

Of timber construction, with concrete floor, steel roof trusses, power, lighting and alarmed, personnel door to the side aspect.

Brick Outbuilding One

3m x 3.1m (9'10" x 10'2")

Of brick construction with pantile roof, with window, power and light (re-wired 2022), fireplace with chimney, concrete floor.

Brick Outbuilding Two

5.6m x 3.1m (18'5" x 10'2")

Attached to brick outbuilding one with separate entrance, this is the larger of the two brick outbuildings with a pantile roof, with two windows, power and light (re-wired in 2022), concrete floor. In the agent's opinion these two outbuildings offer great scope. Currently used as workshops and storage they offer potential for further uses (subject to the necessary renovation, consents and planning) including home office/studio/hobbies room/annexe accommodation/holiday cottage. Please note this outbuilding is also attached to your neighbour's outbuilding.

Services

LPG Gas central heating, private sewerage, mains water and electric. Grade II listed. 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

Beautiful country lane position with the pleasant waterway to the rear and field views beyond. Pretty pub and restaurant is just over 1/2 a mile away (Chequers Inn) and just over two miles is Wainfleet All Saints which has amenities including mini supermarket, train station, pubs/restaurants and just over five miles away is the coastal town of Skegness with a wider range of amenities and shops.

Directions

From Skegness take the A52 south towards Boston for approximately 3.5 miles and then turn right onto Church Lane. Take the first left onto Croft Road. Continue until you reach the junction and turn right. Continue along going past the Chequers Inn and turn next left and then almost immediately right onto Lymn Bank East. Go past Willow Lake (on your left) and the property can be found on the right hand side just after the Lymn Bank Farm Cheese.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/properties/JJGsWRQDJ8chF2XMMtvK19/view#property>

Material Information Data

Council tax band: C

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: Exempt Property

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Sewerage treatment plant

Heating: LPG-powered central heating is installed.

Heating features: Wood burner and Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Garage, Driveway, Gated, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: Grade 2

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No



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.

Mortgage Advice

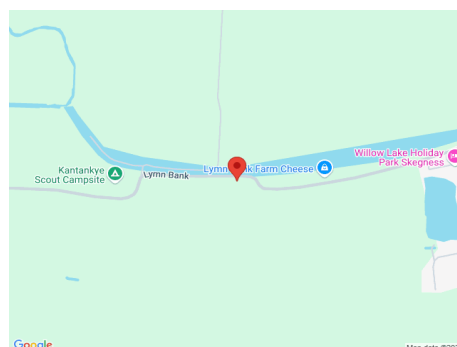
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent 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.

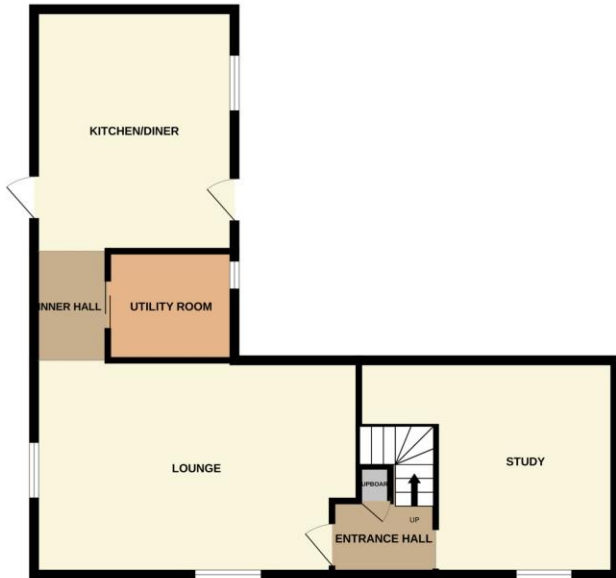
Agents Notes

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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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