



Willsons
SINCE 1842

Lowgate Farm, Lowgate Road, Hogsthorpe

£455,000



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Lowgate Farm, Lowgate
Road, Hogsthorpe,
Lincolnshire, PE24 5QE

"AGENT'S COMMENTS"

An opportunity to purchase a traditional farm bungalow with a range of outbuildings to include stables set in a total area of 4 acres to include 2.8 acres (STS) of grassland and 0.5 (STS) acres of pond. Set in a rural location at the end of a no-through road, this is an exciting opportunity to further develop a stunning residential location, fishing pond, small holding or equestrian facility amongst multiple other options, surrounded by stunning open countryside yet within walking distance of the village of Hogsthorpe and close tourist amenities of the East Coast of Lincolnshire.

LOCATION

Hogsthorpe is a small village circa two miles inland of the seaside town of Chapel St Leonards and close by Skegness. Boasting two pubs, a village shop and post office, church, primary school, farm shop, village hall, several local eateries/tea rooms, dog groomers, riding school and close-by alpaca trekking centre and fishing lakes. Local towns of Skegness & the market town of Alford have primary and grammar and secondary schools, doctor's surgeries, range of shops & variety of eateries. Skegness has a railway station, hospital & leisure facilities including swimming pools, cinema & theatre.



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Front of Property

Set at the end of a no-through road, this bungalow is surrounded by gardens to the front and side and enclosed by hedges and fencing, has concrete pathways and borders of flower and shrubs. With a further larger area of grass to the side leading to the ponds and onwards to the extensive grasslands beyond.

Boot Room

6'9" x 5'8" (2.08m x 1.75m)

Open plan boot room leading onwards to the utility room with window to the side of the property, radiator, vinyl flooring and external door leading to rear garden.

Utility Room

12'9" x 7'0" (3.9m x 2.14m)

Open plan from the boot room with wall and base units, worktop with space and plumbing for washing machine, space for tumble dryer, fuse box, window to the side of the property, radiator and vinyl flooring.

Hallway

24'3" x 2'11" (7.4m x 0.9m)

"L" shaped hallway with loft hatch access, telephone point, carpeted flooring and with window at the end of the hall to the rear of the property.

Kitchen

7'6" x 11'1" (2.29m x 3.4m)

With wall and base units, space for a free standing cooker, tiled splash back, sink with two taps and drainer, heated towel radiator, window to the front of the property and vinyl flooring.

Living Room

15'3" max x 10'10" (4.66m max x 3.32m)

With chimney breast and hearth, log burner, television point, radiator, window to the front of the property and carpeted flooring.

Bedroom One

8'6" x 8'6" (2.6m x 2.6m)

With radiator, window to the rear of the property and carpeted flooring.

Bedroom Two

8'6" x 12'5" (2.6m x 3.8m)

With radiator, window to the rear of the property and carpeted flooring.

Bedroom Three

8'6" x 8'2" (2.6m x 2.5m)

Single bedroom with telephone point, radiator, window to the rear of the property and carpeted flooring.

Bathroom

7'5" x 6'10" (2.28m x 2.1m)

With shower enclosure with electric shower over, WC, hand basin, extractor fan, heated towel rail, radiator, built-in storage also containing immersion tank, partly tiled walls and vinyl flooring.

Garage

39'4" x 16'8" (12m x 5.1m)

With metal sliding double door and wooden windows.

Land

Circa 2.8 acres (STS) of paddock currently set to a grass ley. Further adjoining land may be available at the vendors discretion.

Pond

Formerly a brick-pit, the pond area extends to approximately half an acre.

Granary

23'11" x 13'7" (7.3m x 4.16m)

Traditional farm granary building with brick floors, power, lighting and external high-level access to the first floor.

Stable One

10'5" x 13'6" (3.2m x 4.14m)

With traditional brick floors, power, lighting and door providing internal access between the two stables.

Stable Two

10'5" x 13'6" (3.2m x 4.14m)

With traditional brick floors, power, lighting and door providing internal access between the two stables.

Three Stores

Three store areas formerly used as pigstys or stabling measuring: Store 1 - 3.6m x 1.78m, Store 2 - 3.6m x 1.8m and Store 3 - 3.5m x 2.4m. There is power and lighting to all buildings.

Steel Building

26'4" x 25'7" (8.04m x 7.8m)

A free-standing steel portal frame building with stone floor and open side.

Tenure & Possession:

The property is Freehold with vacant possession upon completion.

Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be to a recently installed private system. There is an oil fired central heating system installed at the property.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating D . The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0340-2866-3370-2604-0551

Directions

From main A52 between Alford and Skegness, on reaching the village of Hogsthorpe turn in to Thames Street, after a short distance turn left in to Langham Road and after a further short distance left in to Lowgate Road. The property can be found at the end of Lowgate Road as the property converts to a bridal track.

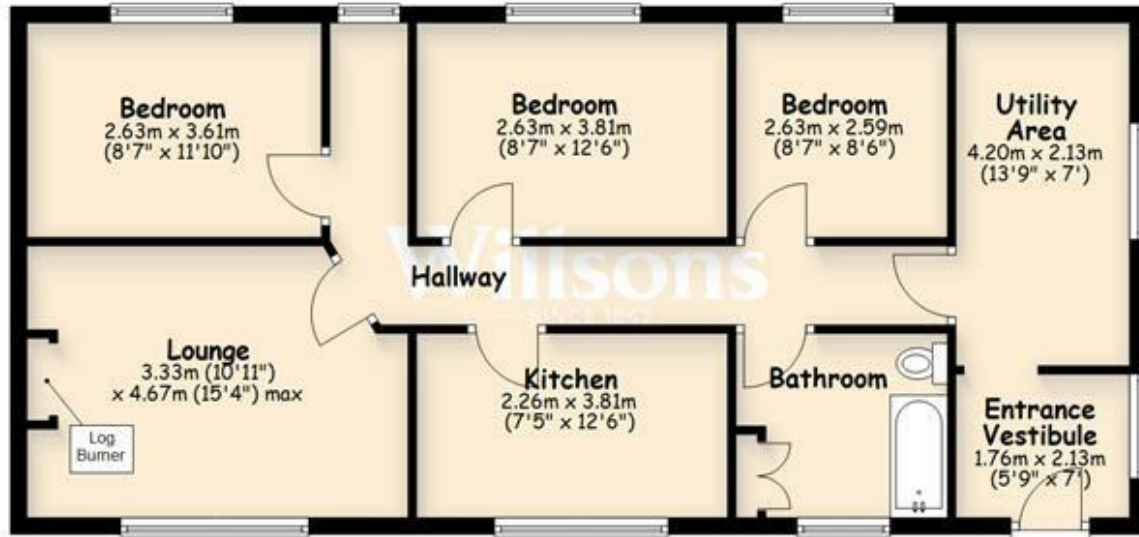
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Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



Lowgate Farm
 Lowgate Road
 Hogsthorpe
 Skegness
 PE24 5QE



Plan

Total area: approx. 81.8 sq. metres (880.1 sq. feet)

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

