



'Wadsley Farm', 53 Station Road, Halton Holegate

£300,000



Willsons
SINCE 1842

'Wadsley Farm', 53 Station
Road, Halton Hologate,
Lincolnshire, PE23 5PB

"AGENT'S COMMENTS"

An attractive farm cottage situated in the rural village of Halton Hologate, offering a range of former agricultural buildings and exceptional countryside views to the rear. Having three reception rooms, kitchen with separate utility room, walled rear yard with traditional well pump, driveway with parking for multiple vehicles, garage, carport and enclosed cottage garden.

LOCATION

Halton Hologate is a small village circa one mile to the east of Spilsby and has its own primary school and public house. Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops, supermarkets, doctors, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston bus routes, holds a weekly street market and offers a number of clubs and societies for all ages.



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Property Entrance

With lawn edging and gravelled driveway leading to garage and rear of the property.

Rear Entrance Hall

With uPVC double glazed front door, under stairs storage cupboard and vinyl flooring.

Study

12'1" x 7'10" max (3.7m x 2.4m max)

With feature corner fireplace, telephone point, radiator, windows to the side and rear of property and vinyl flooring.

Kitchen

12'9" x 7'10" (3.9m x 2.4m)

With wall and base units, stainless steel sink with 1.5 bowl and mixer tap, space for freestanding electric cooker, radiator, window to the rear of the property and vinyl flooring.

Utility Room

6'10" x 10'9" (2.1m x 3.3m)

With oil fired central heating boiler, corner shelving with worktop, space and plumbing for washing machine, window to the front and rear and vinyl flooring.

Living Room

12'9" x 11'9" (3.9m x 3.6m)

With chimney breast wall, radiator, central heating controls, window to the front of the property and vinyl flooring.

Dining Room

12'9" x 12'1" (3.9m x 3.7m)

With feature fireplace, built-in storage cupboard, radiator, windows to the front and side of the property and vinyl flooring.

Entrance Hallway

With uPVC door, stairs leading to the first floor and vinyl flooring.

First Floor Landing

Being split level with carpeted flooring.

Bedroom One

12'9" x 12'1" (3.9m x 3.7m)

With over-stairs cupboard, radiator, window to the front of the property and wooden flooring.

Bedroom Two

12'9" x 12'1" (3.9m x 3.7m)

With built-in shelving, radiator, windows to the front and side of the property and carpeted flooring.

Bedroom Three

16'0" x 7'10" (4.9m x 2.4m)

With radiator, walk-in wardrobe, window to the rear of the property and wooden flooring.

Bathroom

12'9" x 7'10" (3.9m x 2.4m)

With WC, hand basin, bath with electric shower over, radiator, airing cupboard housing hot water cylinder and immersion heater, window to the rear and vinyl flooring.

Garden

Set to lawn with borders of shrubs, flowers and trees, oil tank, garden shed, wooden side gate and property boundaries of hedges, brick wall and fencing.

Rear Courtyard

Concrete courtyard with well pump, wooden pedestrian gate and boundaries of brick wall.

Concrete Sectional Garage

14'9" x 12'1" external dimensions (4.5m x 3.7m external dimensions)

With up and over door and attached carport.

Garage

8'2" x 16'4" (2.5m x 5m)

With loft space and concrete flooring.

Brick & Pantile Store

7'6" x 6'2" (2.3m x 1.9m)

Wooden Coal House / Log Store

12'9" x 5'10" (3.9m x 1.8m)

Window and hatch.

Stable 1

13'1" x 12'1" (4m x 3.7m)

With stable door.

Stable 2

13'5" x 12'1" (4.1m x 3.7m)

Stable door and pedestrian door.

Barn

34'1" x 14'5" (10.4m x 4.4m)

Brick and concrete block construction with pantile roof.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. 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 of E. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9618-0042-7212-5668-4984

Directions

From the main A16 near Spilsby, drive through the town of Spilsby heading east on the B1195 to the village of Holton Hologate. Turn right into Station Road and the property can be found after 350 metres on the left, on a slight double bend.

What3words:///shepherds.sprouting.hovered

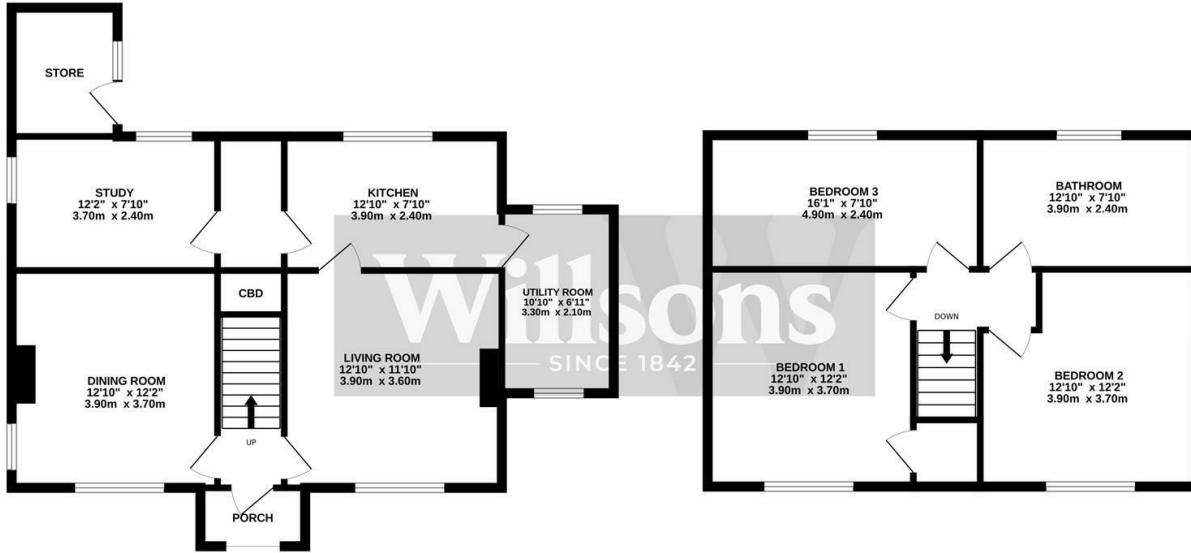
Viewing

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



GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 sq.m.) approx.

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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FLOORPLAN Not to scale – For identification purposes only

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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.

