



CHOICE PROPERTIES

Estate Agents

Poplar Farm Church Lane,
Saltfleetby, LN11 7TU **Reduced To £399,950**



Choice Properties are delighted to bring to the market this charming three/four bedroom detached farmhouse located on Church Lane in the picturesque village of Saltfleetby-All-Saints. This characterful property displays Georgian features throughout and stands proudly upon a generously sized plot of approximately half an acre (sts). As you step inside this beautiful home, you are greeted by two reception rooms that provide ample space for entertaining or relaxing with family. The property overlooks open views of the countryside, allowing you to enjoy the beauty of nature right from your doorstep. Viewing is highly advised.

Offering generously proportioned rooms throughout with a desirable layout, the characterful and well maintained accommodation comprises:-

Inner Hallway

Traditional reclaimed pitched pine flooring, Staircase to the first floor. Georgian fanlight window above the door.

Living/Sitting Room

14'1" x 12'10"

With dual aspect sash windows overlooking beautiful views of the garden, Pitched pine flooring, Multi-fuel stove set into featured surround - fueling the central heating and water, TV aerial point.

Drawing Room

14'1" x 11'10"

With solid oak flooring, Sash window to the front aspect over looking views of the garden, Original cast iron open fire set into featured original Georgian surround. Cupboard housing the consumer unit and fuse box.

Kitchen/Dining Room

7'4" x 17'11"

Fitted with a range of wall and base units with worktops over, two bowl porcelain sink unit with drainer and stainless steel mixer tap, cooker point, space for a dining table. Sash window. door to:-

Utility Room/Boot room

7'1" x 12'10"

Belfast sink unit, plumbing for a washing machine and dishwasher, space for a tumble dryer and fridge/freezer, pedestrian doors to the front and rear aspect providing access to the garden.

Pantry

3'6" x 10'6"

Space for fridge/freezer and utilitarian wares, sliding door to:-

WC

3'6" x 6'10"

Fitted with a two piece suite comprising pedestal wash hand basin with single taps, W.c.

Inner Landing

7'7" x 6'2"

Spacious landing with window overlooking views of the rear garden, solid oak flooring. Sliding window.

Bedroom 1

14'1" x 12'5"

Remarkably spacious double bedroom overlooking beautiful views, solid oak flooring, Sash window. opening into:-

Dressing Room

4'7" x 3'11"

With featured Georgian fanlight arch window, space for dressing table/storage.

Bedroom 2

14'1" x 12'2"

Remarkably spacious double bedroom filled with character, overlooking open views , sash window, solid oak flooring, original Georgian open fireplace set into featured surround.

Bedroom 3

7'7" x 10'11"

Double bedroom/Ideal office space with views of the rear garden, sliding window, solid oak flooring.

Bathroom

7'7" x 11'4"

Spacious family bathroom fitted with a three piece suite comprising panelled bath with single taps and mains shower over, pedestal wash hand basin with single taps, w.c, built in airing cupboard housing the hot water cylinder and extra storage, tiled splash backs. sliding window.

Barn/Outbuilding

7'1" x 12'10"

Planning submitted on the outbuildings to create a substantial kitchen/diner with day room and study.

Barn/Outbuilding 2

10'2" x 12'10"

Driveway

Driveway providing off road parking for ample vehicles including a caravan/motorhome and fronted by double open traditional Lincolnshire Oak gates and fencing.

Gardens

The property stands proudly upon a generous plot of approximately half an acre, and is adorned with an abundance of established plants, trees and shrubbery throughout. The gardens are mostly laid to lawn and overlook stunning open views to the front. There are various secluded seating areas throughout which are ideal for soaking up the sunshine or dining alfresco. It is also a lovely plot for outdoor entertaining with family and friends. To the side of the house is a chicken coop with run and spacious outbuildings which plans have been submitted on to create a substantial conversion.

Tenure

Freehold.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

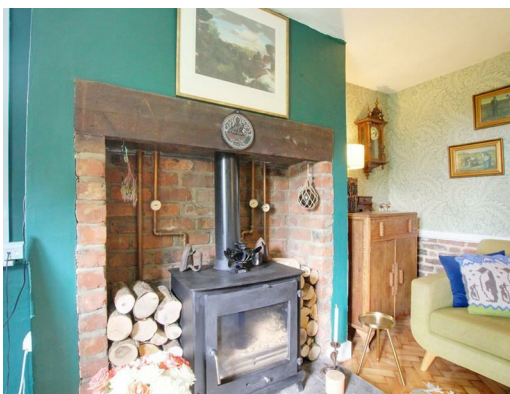
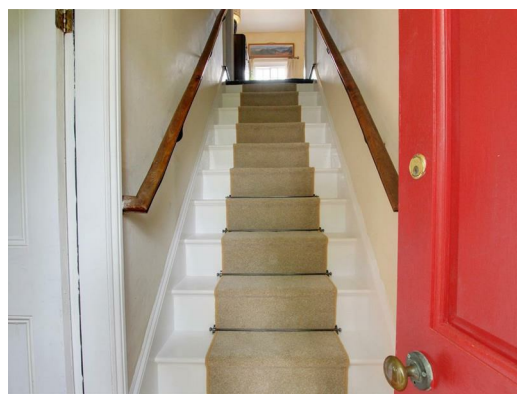
Saturday 9.00 a.m. to 3.00 p.m.

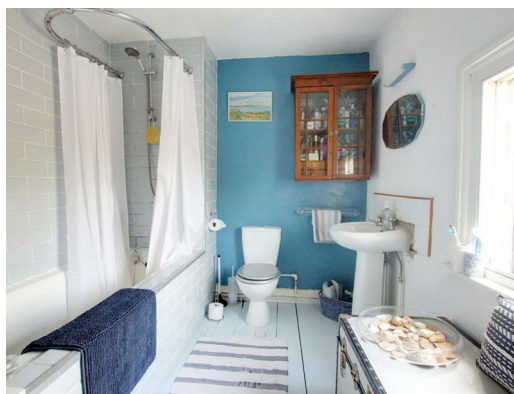
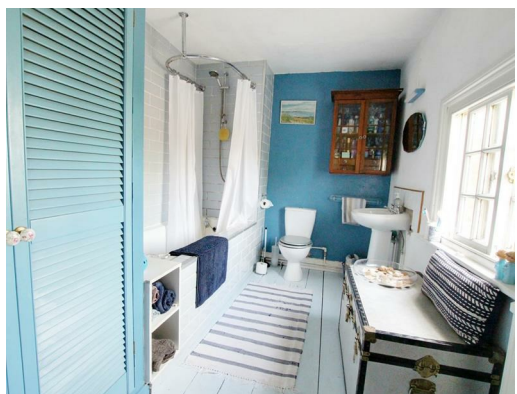
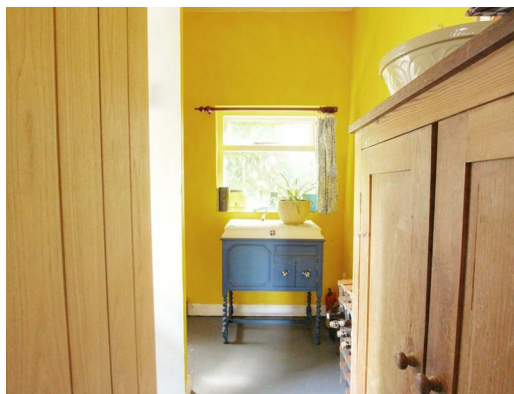
Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

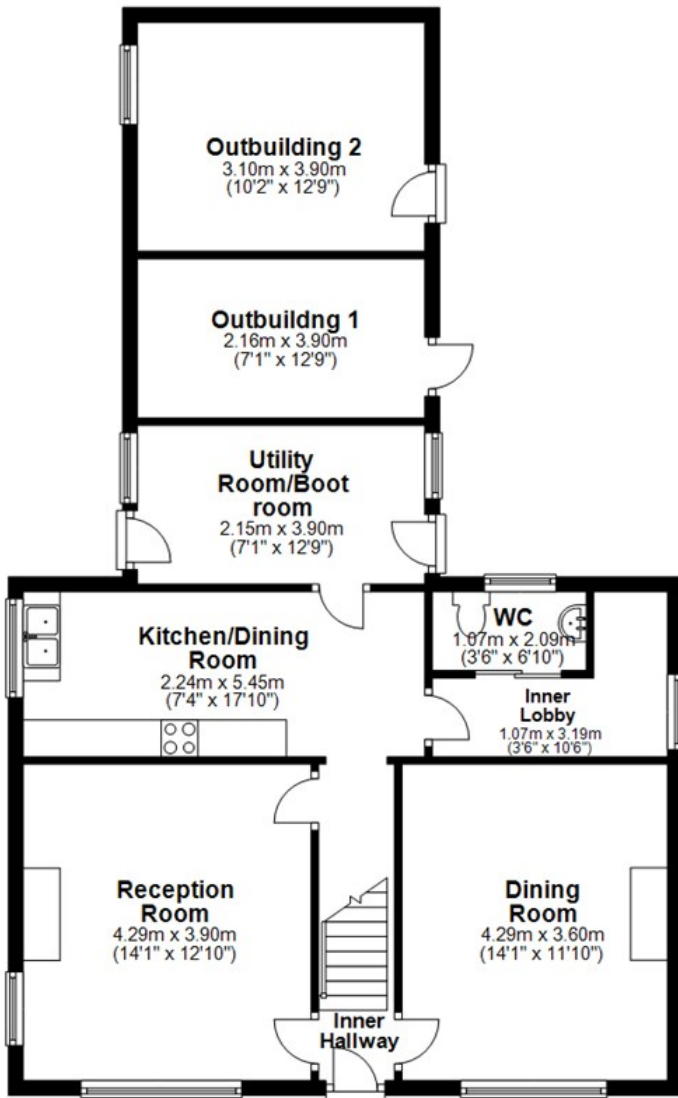




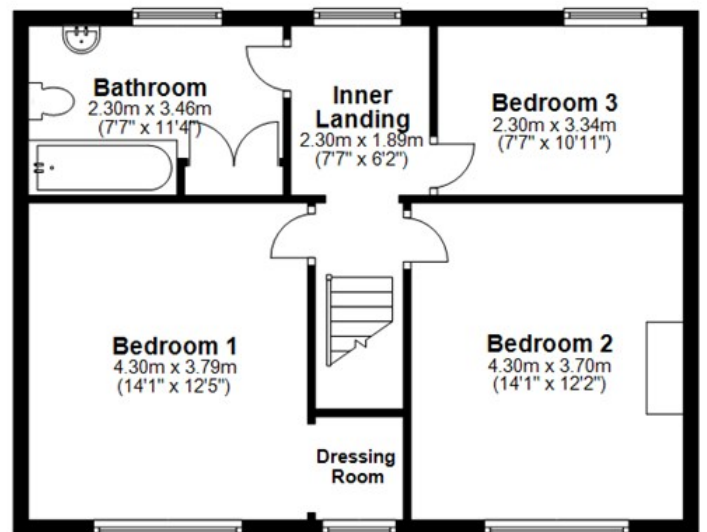




Ground Floor



First Floor



Directions

Proceed East from Louth on the B1200 and at the roundabout take the first exit towards the coast. Continue on this road then at the traffic lights carry on straight ahead towards the road to Saltfleetby. Upon entering the village follow the 'S' bend and continue on this road. Then turn right onto Three Bridge Lane. continue on this road and then turn left onto Church Lane. Poplar Farm can be found half way down on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	23		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

