



# CHOICE PROPERTIES

## *Estate Agents*

### The Orchards Wragholme Road, Grainthorpe, LN11 7JD **Reduced To £665,000**



Choice Properties are delighted to bring to market this most attractive, capacious detached home situated in the lovely country village of Grainthorpe and ideally located for the bustling market town of Louth together with the nearby country and seaside villages. Featuring 4 bedrooms (2 en suite) and 3 large reception rooms offering a truly exceptional living experience.

Standing on a plot of just over 3 acres (sts) and set well back from the road the grounds seamlessly blend the beautiful cultivated garden, lawns and pond with the well considered separate wild garden.

Benefitting from a triple garage with a self contained annexe above the property this presents an ideal set up for Airbnb hosting or multi family living.

Parking will never be an issue with space for up to 11 vehicles, ensuring both residents and guests can park hassle-free and with the added advantage of further outbuildings which include a stable block and tack room (currently used as storage) further possibilities for a variety of uses are endless.

Whether you envision this property as a stunning residence or aspire to explore its business potential for a small holding, market garden or even as a yurt/camping/glamping business (subject to necessary permissions) the possibilities are vast.

Viewing is Highly Recommended.

Offering generously proportioned rooms throughout with the most desirable layout, the beautifully maintained internal accommodation has the benefit of UPVC Double Glazing and LPG central heating with two separate underground tanks and comprises:-

#### **Entrance Hall**

13'0" x 14'3"

Spacious entrance hall, stair case to the first floor with under stairs storage cupboard, wooden parquet flooring, double opening doors leading into:-

#### **Kitchen/Dining Room**

23'8" x 20'10"

Triple aspect and fitted with a range of wall and base units with granite worksurfaces over, featured central island with one and a half bowl resin sink unit and stainless steel mixer tap, Range cooker with 6 ring hob over, integrated fridge, freezer, dishwasher and extractor, Karndean flooring, inset spotlights to the ceiling, open fire set into bricked surround with bricked hearth and oak beam over, French uPVC double glazed patio doors leading out onto the patio, featured uPVC bi-fold doors leading into:-

#### **Conservatory**

15'3" x 19'3"

With dual aspect windows creating a beautifully light atmosphere throughout and facing out onto the attractive gardens, glass slanted roof with two opening window vents, tiled flooring, door to:-

#### **Utility Room**

6'7" x 8'10"

Fitted with base units with granite worksurfaces over, one bowl stainless steel sink unit with drainer and mixer taps, space for freestanding fridge/freezer, plumbing for a washing machine, space for a tumble dryer, tiled splash backs, tiled flooring, extractor fan, separate cupboard with boiler above, door to:-

#### **Pantry**

5'3" x 3'6"

A fantastic asset providing ample additional storage space.

#### **Shower Room**

10'5" x 4'11"

Fitted with a modern three piece suite comprising large walk in shower with main Waterfall shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., tiled walls, extractor and a light tunnel providing natural lighting.

#### **Reception Room**

26'1" x 14'11"

Log burner set into featured inglenook style fire place with Oak beam over, triple aspect windows creating a light and airy atmosphere throughout, TV Aerial point, wooden flooring, telephone point.

#### **Dining Room / Bedroom 4**

12'11" x 10'2"

Lending itself to multiple uses including a fourth bedroom, dining room or office space.

#### **Landing**

20'0" x 22'1"

This landing is guaranteed in size and with double aspect is a room in itself and could lend itself to so many purposes, currently used as a home office by the present owners this space benefits from spot lights to the ceiling and eaves storage.

#### **Bedroom 1**

15'6" x 18'4"

Double aspect, remarkably spacious double bedroom with French uPVC doors leading onto the Juliet Balcony overlooking stunning open views of the garden, large walk-in wardrobe, TV Aerial point, inset spot lights to the ceiling, door to:-

#### **En-suite**

Fitted with a modern two piece suite comprising wash hand basin set into vanity unit and dual flush w.c., tiled walls and flooring, built in airing cupboard.

#### **Bedroom 2**

14'4" x 11'11"

Dual aspect, remarkably spacious double bedroom.

#### **En-suite**

Fitted with a modern two piece suite comprising wash hand basin set into vanity unit and dual flush w.c., wall mounted vanity mirror with lighting, partly tiled walls, tiled flooring.

#### **Bedroom 3**

13'6" x 10'2"

Spacious double bedroom, built in wardrobes.

## **Bathroom**

6'7" x 8'10"

Fitted with a modern and stylish four piece suite comprising large walk in shower with dual shower fitting over, panelled bath with stainless steel single taps, wash hand basin with mixer tap set into vanity unit with mirrored cupboard with light incorporated above, dual flush w.c., partly tiled walls, tiled flooring, inset spot lights to the ceiling, extractor fan.

## **Annexe**

Located over the top of the triple garage and accessed via external stairs. Currently set up for residential use, but equally could be used as an Air B&B, home office, or a whole range of business purposes (subject to the necessary consensus).

## **Open Plan Living**

12'11" x 27'2"

Ideal living area with dual Velux windows, one bowl stainless steel sink unit with drainer and mixer tap, cooker point, door to:-

## **Bathroom**

12'11" x 4'11"

Fitted with a three piece suite comprising panelled bath with single taps, pedestal wash hand basin with single taps, w.c., tiled splash backs, Velux window.

## **Driveway**

Exceptionally large Driveway providing off road parking for ample vehicles including a caravan/motorhome.

## **Detached Triple Garage**

17'8" x 22'4"

Set back from the main house with electric roller door to the centre and manual controlled doors either side, power and lighting, two pedestrian doors, combination boiler for the annexe,

## **Gardens**

Standing in over 3 acres (sts) of glorious grounds and set well back from the road the property is fronted by an attractive low level wall which features a well tended large lawn behind and extensive driveway to the side. Behind the gates and to the rear the driveway continues and gives access to the triple garage. The grounds open up on to well maintained lawns and cultivated areas with a wealth of established trees such as apple, pear, plum and cherry to name just a few. Continuing through the lawns and past the stable block is a separate well considered wild life garden with mown paths through which to explore. This area of the garden provides a mass of different grasses, plants, shrubs and flowers all encouraging a massive range of wildlife, together with a small pond this is a remarkable space. With a designated vegetable plot, fruit cage and greenhouse these grounds really are a gardener's dream. Nearer to the house two sunny patios can be found on which to relax and enjoy the summer sunshine together with a mediterranean style summer house which is currently used as a log store. Finally setting the scene and adding a tranquil ambience to this garden is a large well established pond. Providing space and peace this is a truly magnificent garden.

## **Tenure**

Freehold

## **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](http://www.e-lindsey.gov.uk)

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

## **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.

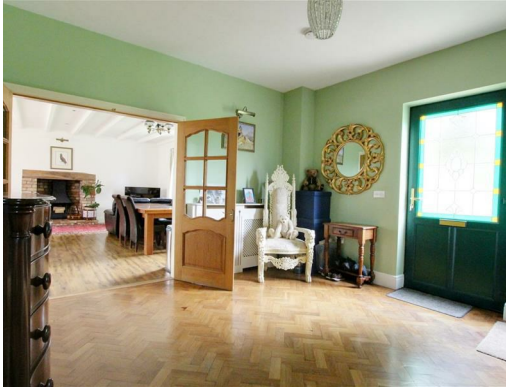
## **Viewing arrangements**

By appointment through Choice Properties 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.

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.





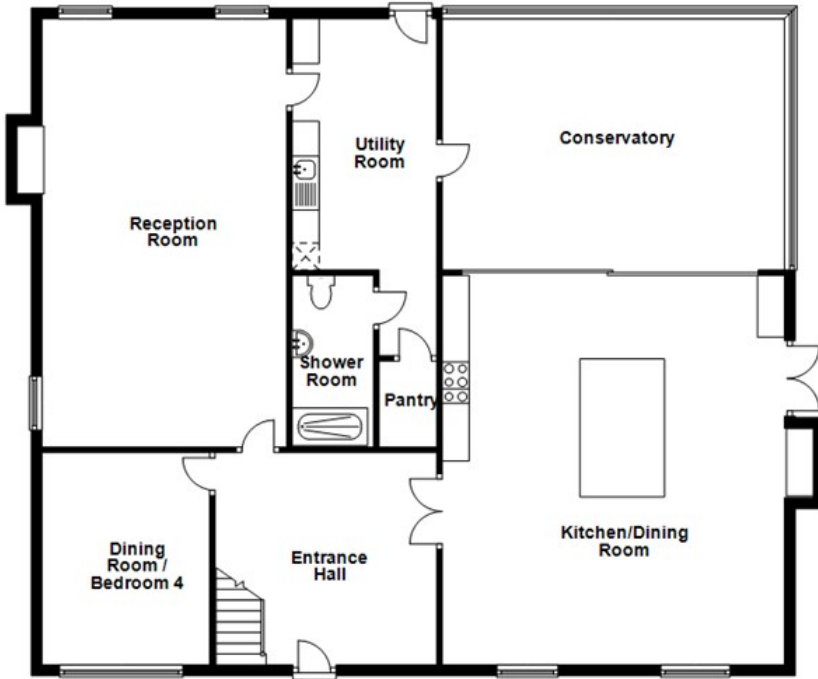




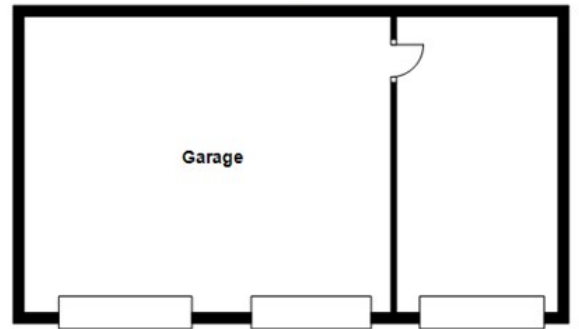




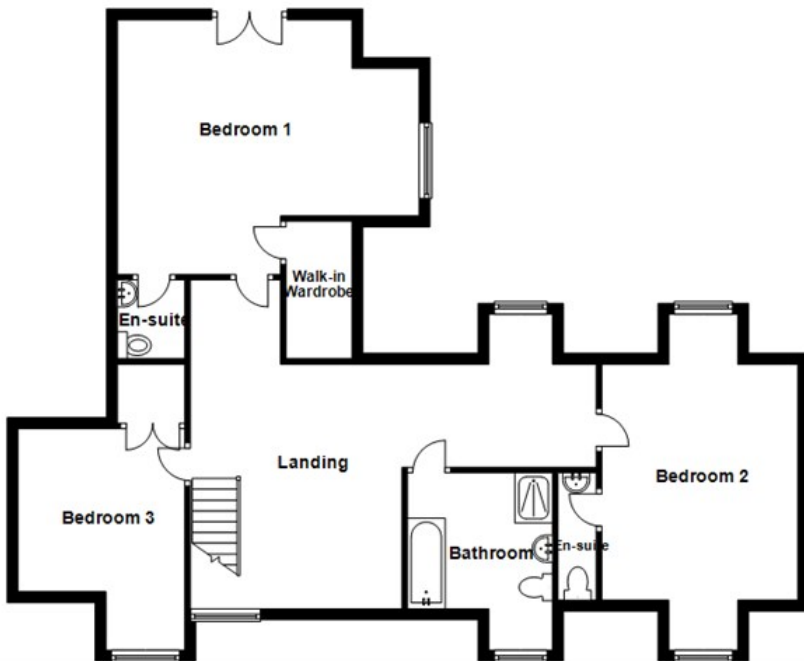
Ground Floor



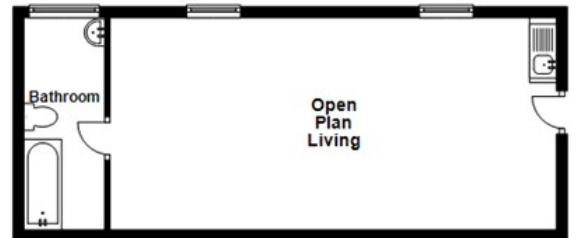
Garage



First Floor



Annex



# Directions

Use the postcode LN11 7JD for directions to the property

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

