



CHOICE PROPERTIES

Estate Agents

Westfield House Main Road,
Yarburgh, LN11 0PW

Price £550,000



Located in the desirable village of Yarburgh situated on the outskirts of the thriving market town of Louth, and on the market for the second time since 1933, Choice Properties offer for sale an impressive Victorian build detached residence situated on a plot of approximately 2.35 acres. Built in the 1830s and packed with authentic charm, the grade II listed property comprises generously sized internal rooms which include 5 bedrooms, 3 reception rooms, Conservatory, Kitchen, Utility, Study, Bathroom, and Cellar. To the exterior, the property boasts a spacious detached coach house which has the potential to be converted into further living accommodation, as well as, an impressive teardrop driveway, extensive gardens, and a range of further outbuildings. In need of modernisation and with No Onward Chain. Early Viewing Is Highly Advised.

Benefiting from authentic features and boasting original charm, the generously proportioned internal living accommodation comprises:-

Hallway

7'11 x 30'4

Winged staircase leading to first floor landings. Large hardwood entrance door with stained glass window surround. Hardwood internal doors to all ground floor rooms. Staircase leading down to cellar.

Kitchen

15'2 x 14'2

Fitted with a range of wall and base units with work surfaces over. Twin stainless steel sink with mixer tap and drainer. Three door oil fired AGA and space for a range cooker with tiled splashback. Two large built in storage cupboards. Dual aspect windows with pull out interior Georgian shutters. Space for dining room table. Space for fridge freezer. Plumbing for dishwasher. Power points. Telephone points. Thermostat.

Dining Room

14'9 x 14'11

Fitted with an impressive fireplace with tiled hearth and surround and quartz mantle. Dual aspect bay windows with pull out interior Georgian shutters. Power points. Telephone points. Radiator.

Living Room

15'1 x 17'8

Fitted with an impressive fireplace with blue tiled hearth and surround and granite mantle. Large bay window to front aspect with pull out interior Georgian shutters. Radiator. Power points. Tv aerial point. Internal door to conservatory.

Conservatory

15'11 x 12'7

With windows to all aspect and vaulted glass ceiling. Double opening doors leading to garden. Tiled flooring. Power points. Ceiling fan.

Utility Room

10'11 x 8'2

Fitted with built in storage cupboards. Single bowl stainless steel sink with single taps and drainer. Window to rear aspect. Space for fridge freezer. Power points. Radiator. Plumbing for washing machine.

Study

7'9 x 9'2

With fitted bookcases and storage units. Window to side aspect. Power points. Radiator.

WC

4'8 x 3'6

Fitted with a low level flush wc and a wall mounted wash hand basin with single taps and a splashback over. Frosted window to side aspect.

Entrance Porch

5'2 x 4'8

With windows to both sides and rear aspect. External door leading to driveway. Hardwood door leading to hallway.

Landing

15'1 x 15'11 (to furthest measurement)

Winged staircase that leads to two separate landings with internal hardwoods doors leading to all first floor rooms. Plethora of built in storage space. Stained glass sky light. Power points.

Bedroom 1

14'11 x 17'8

Large double bedroom with fitted wardrobes. Large bay window to front aspect. Pedestal wash hand basin with single taps and splashback over. Power points. Radiator.

Bedroom 2

14'9 x 13'3

Double bedroom with large window to side aspect. Large fitted wardrobes. Pedestal wash hand basin with single tap and splashback over. Access to loft via loft hatch. Radiator. Power points.

Bedroom 3

15'3 x 14'2

Double bedroom with large window to front aspect. Large fitted wardrobes. Pedestal wash hand basin with single taps and splashback over. Radiator. Power points.

Bedroom 4

7'10 x 12'10

Small double bedroom fitted with a corner shower cubicle. Power points. Radiator. Window to side aspect.

Bedroom 5

7'11 x 6'7

Single bedroom with large window to front aspect. Radiator. Power points.

Bathroom

10'10 x 6'5

Fitted with a four piece suite comprising of a panelled bath with shower attachment, walk in shower, wall mounted wash hand basin, and a push flush wc. Two heated towel rails. Electric shaver points. Back lit mirror. Window to rear aspect. Extractor.

WC

4'3 x 4'11

Fitted with a low level wc. Stained glass window to rear aspect.

Cellar

8'9 x 13'10

With bricked walls and lighting. Split into two sections providing extra storage space for the property.

Coach House

15'6 x 13'8

Fitted with beamed ceilings, power and lighting, and a feature fireplace. Large double opening semi circular timber external doors. Window to front aspect. Staircase leading to grooms room. Internal timber door to tack room.

Tack Room

12'9 x 6'6

Fitted with a window to front aspect. Feature fireplace. Understairs storage cupboard. Power and lighting.

Workshop

15'2 x 16'3

Housing the oil fired boiler that supplies the central heating to the main property. Power and lighting. Consumer unit. Vaulted ceilings. Stone paved flooring. Window to front aspect. Timber pedestrian access door.

Storage Shed

15'1 x 8'2

Fitted with power and lighting. Window to front aspect. Vaulted ceilings. External pedestrian door leading to driveway.

Garage

15'9 x 8'1

Single garage dotted with an up and over garage door. Vaulted ceilings. Fitted with power and lighting.

Grooms Room

15'10 x 20'8

Fitted with windows to front and rear aspects and vaulted ceilings.

Further Outbuildings

The property is home to another brick built outbuilding with further four storage rooms.

Gardens

The property sits on a plot of approximately 2.35 acres and is comprised of various garden areas which include a typical laid to lawn garden area, a paddock/grassland area, various patio areas, a woodland area, a former pig sty that is now used as a vegetable patch, and an orchard. All of these spaces help provide a diverse and tranquil garden space which is further enhanced by mature trees, plants, and shrubbery which boost the garden with colour and life. The garden is fully enclosed and private with the perimeter being guarded by a mix of trees, hedgerows and fencing. The garden also boasts open countryside views overlooking nearby fields. Outdoor power and the oil tank can also found to the exterior of the property.

Driveway

The property benefits from a large loop in and out driveway that encircles the property and services both the front and rear entrance. The driveway provides off the road parking for numerous large vehicles.

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

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

Viewing Arrangments

Viewing by appointment through Choice Properties on 01507 860033.

Opening Hours

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

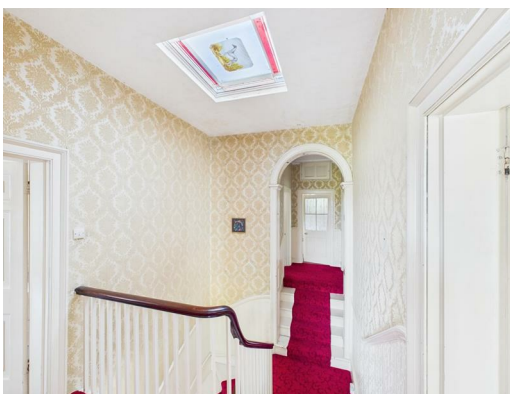
Saturday 9.00 a.m. to 3.00 p.m.

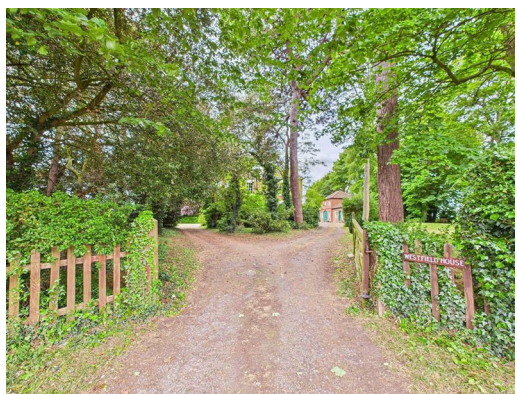
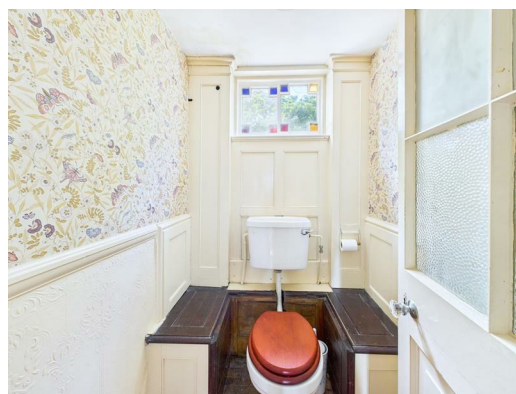
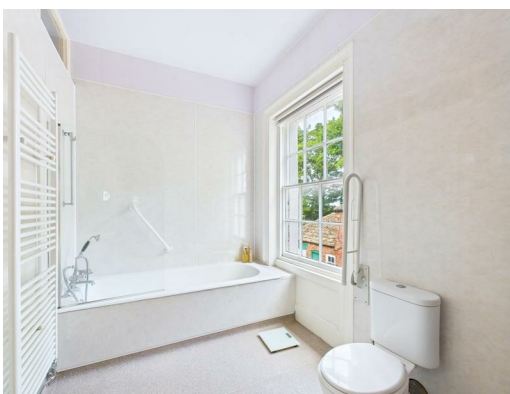
Making An Offer

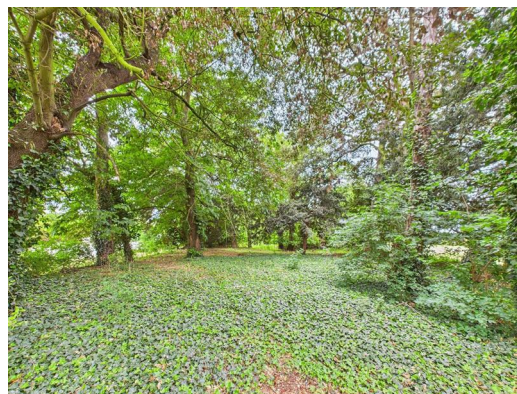
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

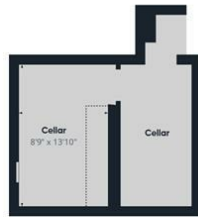
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.









Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Building 2



Building 2

Approximate total area⁽¹⁾

3665 ft²

Reduced headroom

18 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Exit Louth Via Keddington Road and continue for 2.5 miles and just before you reach the village of Alvingham turn left onto Yarburgh Road. Continue on this road for 1.5 miles and you will find the property on you left hand side.

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

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

