



The Granary, Mill Lane,
Addlethorpe, PE25 1HW



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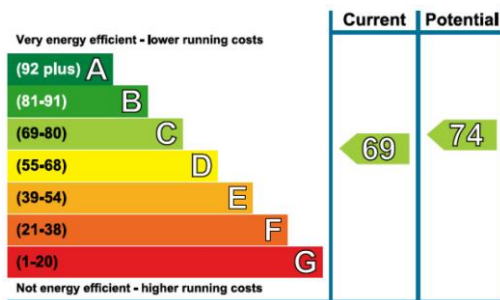
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Asking Price: £1,225,000

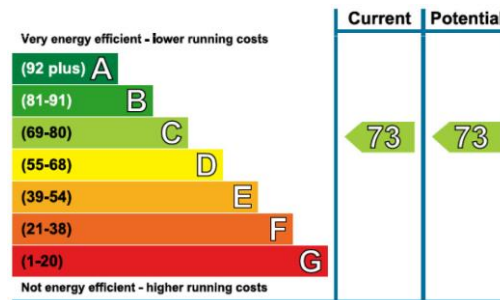
NO CHAIN. ALMOST 6.5 ACRES. LEISURE DEVELOPMENT POTENTIAL.

No expense has been spared on this impressive residence to provide superb and versatile 4/5 bedrooms fitted to an extremely luxurious standard with extensive ground floor accommodation with 2 Annexes and ideal for working from home.

Designed to catch the sun from east to west with glorious rural views beyond its own landscaped grounds and fenced paddocks for dogs, horses etc. Ample gated tarmac parking with Triple Garage and Double Garage. The extraordinarily spacious accommodation includes a stunning Reception Hall with sweeping staircase to a Galleried Landing, 2 Lounges, Office, Games Room, fabulous 30' granite Dining Kitchen, ground floor En-Suite Bedroom plus 2/3 further En-Suite Bedrooms upstairs. The connecting self contained Annexes have separate entrances, one being especially suited to keeping dogs. The property has the benefit of pvc sashcord 'easy clean' windows and oil central heating with underfloor heating to downstairs. EPC Rating C



The Granary



The Annexe

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

LOCATION

Located between the glorious sandy beaches of the east coast and the picturesque Lincolnshire Wolds. Mill Lane lies 2 miles to the west of Skegness and from Newton fallowell office follow Roman Bank northwards to the traffic lights and left into Burgh Road. Continue on and bear right at the Welcome Inn and at the mini-roundabout turn into Beacon Way, on reaching Everingtons Lane turn right into Church Lane and left into Mill Lane. The property lies on the right hand side.

ACCOMMODATION

OPEN PORCH

With pvc panelled ceiling and carriage style lamps and a pvc leaded glazed door and side screens to the:-

RECEPTION HALL

8.08m (26' 6") x 3.43m (11' 3") plus 7.06m (23' 2") x 3.78m (12' 5")/1.75m (5' 9")

This stunning area has a sweeping staircase and hand made wrought iron bannister leading upto a Galleried landing, 4 chandeliers, side area leading to the Office, Laundry and the ground floor En-Suite Bedroom

FRONT LOUNGE

6.35m (20' 10") x 6.63m (21' 9")

With double doors from the Hall, this beautiful room has a dual aspect with pvc bay windows, feature sandstone fireplace with 'dog grate'. The curtains, blinds and 3 large sofas are available by separate negotiation.

GAMES ROOM

8.84m (29' 0") x 4.80m (15' 9")

With full size pool table and lighting canopy above (available by separate negotiation), semi circular bay window overlooking the grounds and pond, pvc window to the side elevation, feature perimeter downlighting, wall T.V points.

OFFICE

4.04m (13' 3") x 2.21m (7' 3")

With pvc front window overlooking the drive, downlights, fully fitted with office furniture, 2 workstations.

LAUNDRY / UTILITY

2.79m (9' 2") x 2.24m (7' 4")

With pvc window to the front elevation overlooking the drive, tiled floor, built in broom cupboard, stainless steel sink unit, spaces for washing machine and dryer, tiled floor and plenty of space to do the ironing.

BEDROOM 3

5.18m (17' 0")x 3.81m (12' 6")

With windows to the rear elevation, wall T.V point. The padded headboard and curtains are available by separate negotiation.

EN-SUITE BATH & SHOWER ROOM

2.95m (9' 8") x 2.77m (9' 1")

Beautifully fitted with a large corner bath, large corner shower enclosure with 2 shower heads, hand basin mounted on a suite of cupboards, W.C, grey and black tiled walls, tiled floor, opaque pvc sash window.

INNER HALL

With pvc door to the garden, walk in cloaks cupboard and manifold for the underfloor central heating.

W.C

1.83m (6' 0")x 1.30m (4' 3")

With W.C and hand basin set into furniture, tiled walls and floor, opaque pvc sash window, extractor.

REAR LOUNGE

6.63m (21' 9") x 4.42m (14' 6")

With 2 pvc windows overlooking the garden, 2 pairs of pvc french doors lead to the walled and enclosed terrace, lovely stone fireplace with 'dog grate'.

DINING ROOM

4.98m (16' 4") x 3.58m (11' 9")

with pvc sashcord window, perimeter downlighting, door from the Inner Hall and glazed double doors to the:-

DINING KITCHEN

9.55m (31' 4") x 6.25m (20' 6") maximum into bay

This is the ultimate family space with semi-circular bay window with 7 sashcord windows and led lighting to the top of the bay. There are downlights to the ceiling and two further windows facing the main garden area.

There is a tiled floor throughout and banks of switches to control the lights to the ceiling, skirting, pelmet, wall cabinets and integral display cabinets.

This stunning Kitchen is fitted in cream doored cabinets complimented by granite worksurfaces, granite cills, granite 'kickboards' and a two level island and breakfast bar where even the underside of the granite has been polished!. The 1 1/4 bowl inset stainless steel sink unit has waste disposal, a granite grooved drainer, hose and mixer tap (set in a breakfront unit), plus a zip tap (instant boiling and instant chilled filtered water). With integrated dishwasher, pan drawers, double doored concealed full height fridge and full height freezer with ice maker. A Britannia electric range cooker is also set in a breakfront unit with 2 ovens, grill, warming drawer, induction hob and extractor set into a feature recess, adjacent is a second extractor for work top appliances, cupboard with up and over door to conceal a microwave. The splashbacks are also granite. The island unit has wine racks, extra cupboards and pan drawers.

GALLERIED LANDING

6.48m (21' 3") x 3.40m (11' 2") minimum plus display area

With 3 pvc sashcord windows, 2 radiators and being a sunny area for sitting and displaying favourite possessions.

BEDROOM 2

3.84m (12' 7") x 4.57m (15' 0")/ 3.35m (11' 0")

With pvc dormer window, downlights, radiator, built in wardrobes, bedside cabinets, built in dressing table and drawers.

EN-SUITE BATH & SHOWER ROOM

3.84m (12' 7") x 2.67m (8' 9")

With 2 opaque pvc dormer windows, large shower enclosure with 2 shower heads, bath set into a tiled recess, hand basin and W.C in a suite of furniture, tiled floor and 3 tiled walls, downlights, extractor, chrome vertical towel radiator.

MASTER BEDROOM SUITE 1

Sitting Area / Bedroom

3.96m (13' 0") x 2.97m (9' 9") / 3.61m (11' 10")

With radiator, skylight window, doors to the Bedroom and Bathroom.

Master Bedroom

6.35m (20' 10") x 5.49m (18' 0")

With 4 pvc windows, pvc window to the front and side elevations, radiator, downlights. Behind the headboard wall is the:-

Dressing Room

3.18m (10' 5") x 3.43m (11' 3") maximum with reduced headroom at the eaves

With downlights, radiator, wall lights, round pvc window and 6 pairs of double wardrobes.

En-Suite Bath & Shower Room

4.80m (15' 9") x 3.96m (13' 0")

Stunningly fitted with cream and black floor and wall tiles with granite tops to the bath surround and vanity surface with twin hand basins, each with a mirror and recessed cupboard above and bevelled mirror tiles below and around the bath, all enhanced by led lighting. The bath has a centre filler and hand shower. The W.C also coordinates and the large shower enclosure has 2 shower heads and an extractor, 2 opaque pvc sashcord windows, 2 radiators, integrated wall T.V opposite the bath, downlights.

ANNEXE - GROUND FLOOR

MIDDLE HALLWAY

5.08m (16' 8") x 2.34m (7' 8")

With radiator, tiled floor, built in cupboards with main fuse boards, doors to the side Entrance Hall and main Reception Hall, tiled floor.

W.C

2.31m (7' 7") x 1.35m (4' 5")

With W.C, toilet, hand basin, opaque pvc sash window, tiled floor and walls, radiator, extractor.

WET ROOM

3.53m (11' 7") x 2.34m (7' 8")

With tiled walls and floor, shower area (perfect for bathing the dog too), pvc sashcord window, radiator.

INNER HALL

With tiled floor, built in cupboard housing the 2 oil central heating boilers and 2 hot water cylinders, double cupboard housing the manifold for the underfloor heating for part of the property.

KITCHEN

4.47m (14' 8") x 2.95m (9' 8")

With 2 pvc windows, radiator, worksurfaces with tiled splashbacks, space for washing machine and dryer, integrated fridge and freezer, tall cupboard, 2 pvc windows with lovely views and opaque pvc stable door, to:-

ROOM

3.20m (10' 6") x 4.50m (14' 9")

With 2 double doors to the garden, tiled floor through. Used for bedsitting or as a Sun Lounge.

SIDE ENTRANCE HALL

With pvc door and side screens from the drive, radiator, tiled floor, stairs off with store cupboard, tiled floor. This leads to both the Annexes and the Garages.

FIRST FLOOR ANNEXE

LANDING

With pvc skylight window, radiator.

STORE

With reduced headroom at the eaves.

LIVING ROOM

11.02m (36' 2") long overall x 3.99m (13' 1") x 2.54m (8' 4")

With 3 pvc dormer windows, 2 radiators.

KITCHEN AREA

With base and wall cupboards, roll edge worksurfaces with tiled splashbacks, stainless steel and glass canopy above the ceramic hob, built in oven, integrated fridge freezer, tiled floor, downlights through to the:-

SITTING AREA

With space for a large corner suite etc.

BEDROOM

6.27m (20' 7") x 3.45m (11' 4") minimum plus recess. With built in wardrobes and drawers, pvc double doors to a Juliette Balcony with fabulous views, 2 radiators, downlights.

BATHROOM

3.05m (10' 0") x 2.54m (8' 4")

With bath with shower over, built in cupboard, W.C, hand basin, radiator, opaque pvc window, tiled walls and floor.

OUTSIDE

The impressive walled frontage has railings, pillars with lamps and a pedestrian gate and electric vehicle gates. The enclosed parking area is tarmac with brick edging, a centre island feature and ample carriage style lamp. The grounds are lawned and beautifully landscaped to include mature shrub beds and borders. The main gardens face east, south and west with paths to a large ornamental pond with central fountain and 2 waterfalls running from a shrubbery, all enclosed by trellis fencing.

There are sunny sitting areas all around and an enclosed paved courtyard between the main house and the annexe is walled with wrought iron railings and gates to the lawned grounds beyond. There is wire and post fencing dividing the field beyond with a further naturalised wildlife pond.

Adjacent to the triple Garage the tarmac extends round to a fourth Garage with a further tarmac drive extending through double gates to the rear garden, oil tank and Klargestester.

The land extends to almost 6.5 acres to include an area called the 'The Apiary' which could provide access to the land where about 5 acres could be used for 'leisure' use (subject to any necessary consents).

TRIPLE GARAGE BLOCK

10.97m (36' 0") x 6.81m (22' 4")

With 3 motorised sectional doors, concrete floor, alarmed, fluorescent lights, power points, plastered and painted, door to:-

DOUBLE GARAGE 4

6.27m (20' 7") wide x 6.12m (20' 1") deep

With wide motorised up and vehicle double door (slightly higher - approx 7'3") 3 pvc sashcord windows.

TENURE

We believe this property to be Freehold. All interested parties are advised to make their own enquires.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2022/23 - £1310.77

OPENING HOURS:

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.30pm

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.









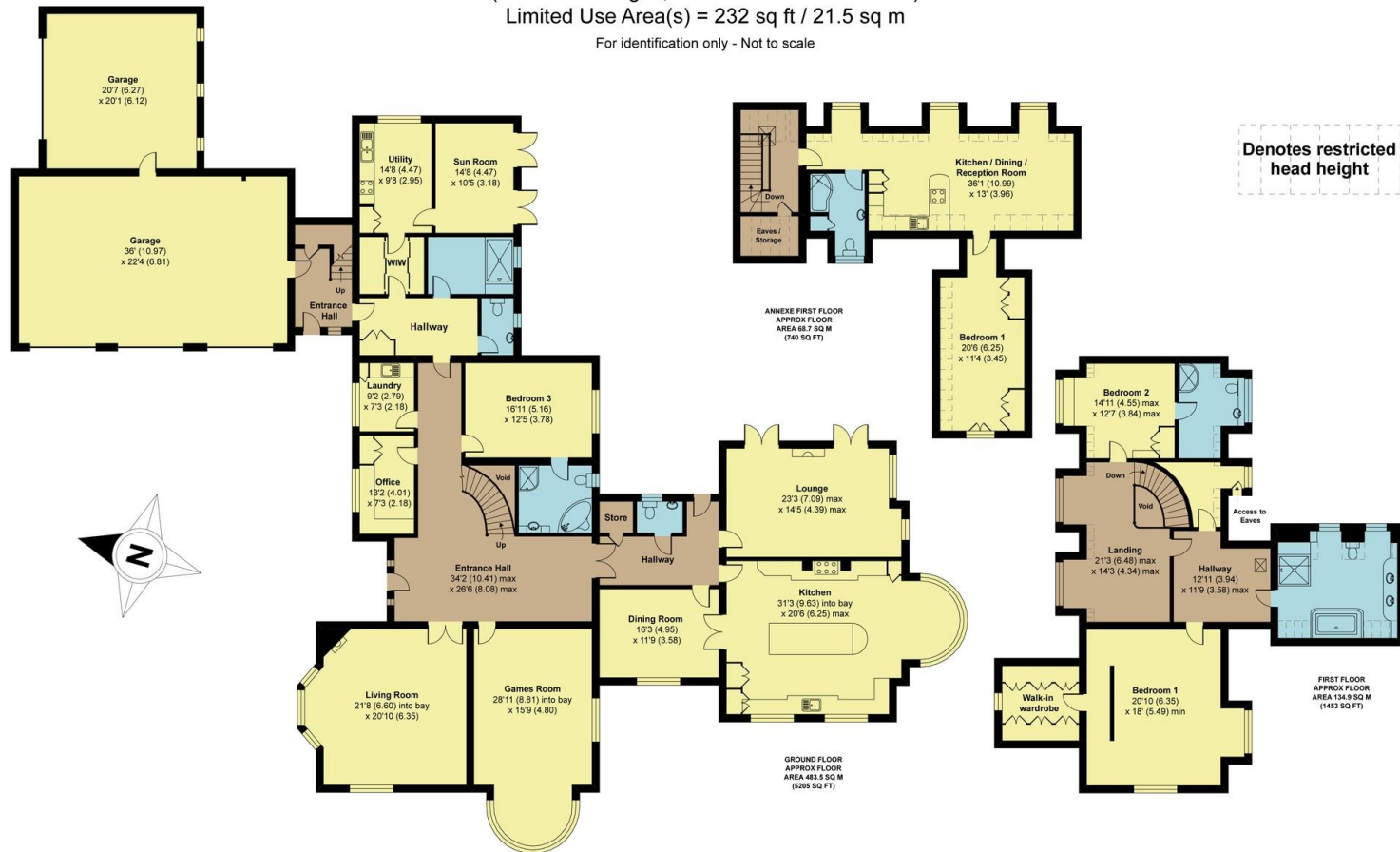




Mill Lane, Skegness, PE25

Approximate Area = 7398 sq ft / 687.2 sq m
 (Includes Garages, Annexe & Excludes Voids)
 Limited Use Area(s) = 232 sq ft / 21.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2020. Produced for Hunters Property Group. REF: 581455



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