



Pendle Cottage, Church End,  
Winthorpe, Skegness, PE25 1EJ



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Freehold

£450,000



## Key Features

- PERIOD COTTAGE
- PRETTY CHURCH & RURAL VIEWS
- 2 EN-SUITES
- VARIOUS OUTBUILDINGS
- AMPLE PARKING & GARAGE
- COUNCIL TAX BAND A
- EPC RATING F





Most delightful detached period cottage with four Bedrooms, two are En-suite, Kitchen, Breakfast Room, large Utility area, Office, ground floor Bathroom, Dining Room, lounge and Conservatory with various Outbuildings and Garage with ample parking for vehicles and grounds of approximately 0.25 of an acre (sts) in a picturesque setting overlooking St Mary Church.

Although this property enjoys rural views and surroundings it is only a short distance, just 2 miles from the Coastal resort of Skegness. Winthorpe is also on a main bus route. EPC Rating F



#### LOCATION

From Newton Fallowell office follow Roman Bank northwards, over the traffic lights, past the Northshore Holiday Centre and left into Church Lane. Continue on and on reaching open fields bear right into Church End and the property lies opposite the picturesque St Mary's Church.

#### ENTRANCE PORCH

With pvc door and 2 pvc windows to the side elevations, quarry tiled flooring and leading through to the HALLWAY with stairs to first floor.

#### LOUNGE

13' 3" x 13' 5"

With pvc windows to the front and side elevations, wood effect laminate flooring, serving hatch, stone fireplace surround with wooden mantle and inset multi-fuel stove, exposed beam to ceiling.

#### DINING ROOM

13' 3" x 13' 5"

With pvc window to the front elevation, quarry tiled floor, radiator, BAR AREA with stainless steel sink unit with cupboard under, exposed beam to ceiling and double doors to the:-



#### SITTING ROOM

11' 3" x 12' 9"

With pvc windows to the front and side elevations, panelled walls, tiled floor, stairs leading off, wooden fireplace surround with inset multi-fuel stove and being partly open with feature beam to the:-

#### KITCHEN

10' 10" x 6' 11"

With worksurfaces with pretty tiled splashbacks, wall display cabinets and open plate racks, ceramic sink unit, space for oven, plumbing for dishwasher, breakfast bar, single glazed window overlooking and door to the:-

#### CONSERVATORY

23' 4" x 14' 8" maximum being shaped

On a low brick wall with pvc windows and pvc polycarbonate roof, pvc french doors to the rear garden, 2 radiators, tiled floor, ceiling fan, stable style door to the:-

#### UTILITY ROOM

12' 0" x 17' 2" maximum

With base units with worksurface over and inset ceramic sink unit, space and plumbing for washing machine, Worcester lpg gas central heating boiler, tiled floor, pvc windows to three sides and pvc door to the exterior.

#### CLOAKROOM

With W.C, hand basin, tiled floor.

#### INNER LOBBY

Leading from the Sitting room with tiled floor.

#### SIDE PORCH

With pvc entrance door, single glazed window and tiled floor.





#### OFFICE

8' 8" x 6' 10"

With pvc window to the front elevation, exposed brick and wooden panelling to the walls, radiator.

#### BATHROOM

11' 0" x 7' 8"

With bath, corner shower enclosure with screen and Mira electric shower, W.C, hand basin, pvc window to the side elevation heated towel radiator, tiled walls and floor, radiator, pvc window to the side elevation.

#### FIRST FLOOR LANDING

With two pvc windows to the rear elevation.

#### BEDROOM 1

13' 7" x 9' 5" minimum

With pvc windows to the front and side elevations, further wooden double glazed window to the rear elevation, radiator.

#### EN-SUITE SHOWER ROOM

8' 6" x 3' 10"

With shower tray with Triton shower over, W.C, hand basin, pvc window to the side elevation, radiator.

#### BEDROOM 2

10' 7" x 9' 3"

With pvc window to the front elevation, radiator.

#### EN-SUITE BATHROOM

being 'L' shaped

With panelled bath, hand basin, W.C, radiator, tiled walls, pvc window to the side elevations.

#### BEDROOM 3

11' 0" x 6' 10"

With pvc window to the rear elevation, radiator.

#### BEDROOM 4

12' 3" x 10' 4"

With pvc window to the front elevation, radiator, built in wardrobe housing the hot water cylinder.



### INNER HALL

With second staircase to the sitting room.

### OUTSIDE

This delightful cottage is boarded by a white picket fence with mature shrubs and trees. A handgate with rose arbour passes through the front garden with inset shrub beds, concreted seating area and lawned garden leading to the front door. Double wooden gates open onto to a gravel drive to provide ample parking, lpg oil tank. Steps lead down to a feature walled seating area with brick waterfall and views across to the Church. The delightful mature landscaped side and rear gardens offer various different areas including lawns, patio seating areas, apple tree and blackberry bush, vegetable plot and a Greenhouse. There is a large fenced concreted area (with a vehicle right of access via the private road adjacent) with several useful outbuildings as follows:-

### TIMBER WORKSHOP 1

With light and power

### TIMBER GARAGE

With wooden double doors, light and power.

### WORKSHOP 2

With double wooden doors, power connected.

### POTTING SHED

### STORE

### SERVICES

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

### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2023/24 - £1375.33



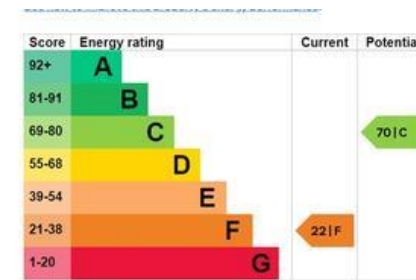
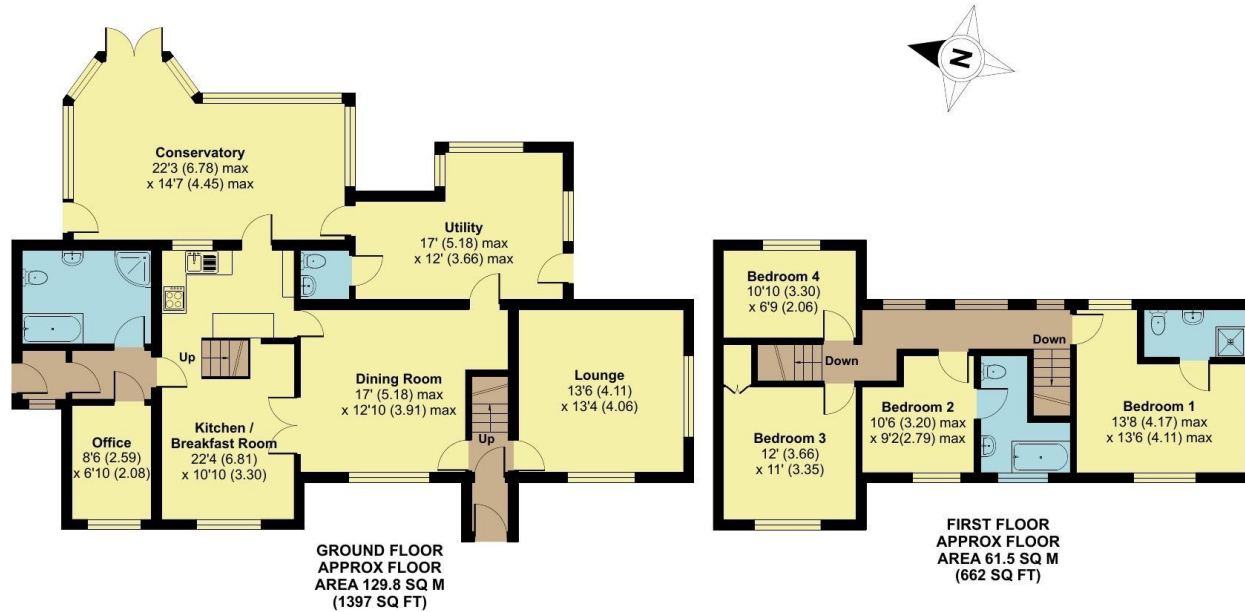


# Floorplan

## Church End, Skegness, PE25

Approximate Area = 2059 sq ft / 191.3 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). © nrichcom 2022.



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