



The Old Farmhouse, High Lane,  
Croft, Skegness, Lincs, PE24 4SH



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£650,000



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## Key Features

- NO CHAIN
- GRADE II LISTED FARMHOUSE
- MANY CHARMING ORIGINAL FEATURES
- LARGE LAWNED GARDENS
- EXTENSIVE DRIVEWAY
- EDGE OF VILLAGE LOCATION
- APPROX 0.73 ACRE PLOT
- POTENTIAL BUILDING PLOT (subject to planning)
- EPC EXEMPT
- FREEHOLD





**NO CHAIN.** A stunning Georgian Grade II Listed 6 Bedroom Farmhouse dating back to the 1700's. Situated on the edge of a lovely rural village location just a short drive to local facilities with lawned gardens and a plot extending to approx 0.73 of an acre.

The accommodation offers many charming original features and comprises Entrance Hall, 3 Reception Rooms with open fires, Aga Kitchen with large walk in Pantry, Boot Room, Laundry Room, Study, W.C, and Orangery with 2 Stores. To the first floor is a Master Bedroom with adjacent Dressing Room and En-Suite Bathroom, 2 Double Bedrooms and a family Bathroom and stairs leading to the 2nd floor with 3 further Bedrooms. The property is set in large lawned gardens and bordered by mature hedging offering privacy from the road. There are two gated entrances and an extensive drive providing ample parking. Viewing is essential.





## ACCOMMODATION

### ENTRANCE HALL

With original tiled floor, radiator, understairs cupboard, stairs to first floor.

### LIBRARY 4.86m x 4.31m (15'11" x 14'1")

With sash window to the front elevation with original working shutters, brick open fireplace with cast iron grate, radiator,

### DINING ROOM 4.3m x 4.29m (14'1" x 14'1")

With sash window to the front elevation with original working shutters, brick inglenook fireplace with open hearth, built in cupboard, radiator.

### STUDY 4.49m x 2.66m (14'8" x 8'8")

With pvc window to the side elevation, external door to side drive, radiator.

### LIVING ROOM 5.34m x 4.29m (17'6" x 14'1")

With brick open fireplace with cast iron grate, windows overlooking the kitchen and the garden room, radiator, steps upto to the:-

### SUN ROOM 5.37m x 1.75m (17'7" x 5'8")

With windows to the side elevation, glazed roof, tiled floor, french doors opening to the:-

### ORANGERY 8.4m x 4.21m (27'7" x 13'10")

Of brick construction with wooden double glazed windows to the side and rear elevations, glazed roof, double doors opening onto the rear garden, tiled floor, steps down to a further area with 2 STORES.

### INNER HALL

With radiator.

### CLOAKROOM

With W.C, pedestal hand basin, radiator.

### LAUNDRY ROOM 4.52m x 3.55m (14'10" x 11'7")

Housing the Camray oil fired central heating boiler, radiator, base unit with inset sink, window to the side elevation overlooking the garden room, door to rear garden, store cupboard.

### KITCHEN 5.2m x 4.16m (17'1" x 13'7")

Fitted with a range of base units with worksurfaces over and tiled splashbacks, inset stainless steel sink unit with mixer tap over, space and plumbing for dishwasher, built in oven, inset electric hob with extractor hood above, a further range of base and wall units to one wall incorporating glazed display cabinets, chimney breast recess with traditional Aga cooking range and wooden mantelpiece, tiled floor, window to the side elevation overlooking the Living Room and further pvc window to the rear elevation overlooking the Garden Room, doors to:-

### BOOT ROOM

### WALK IN PANTRY 3.74m x 3.12m (12'4" x 10'2")

With windows to the side and rear elevation.

### 1ST FLOOR LANDING

### BATHROOM

With bath and tiled surround, pedestal hand basin, W.C, radiator, window to the side elevation.

### BEDROOM 1 5.28m x 4.29m (17'4" x 14'1")

With 3 windows to the side and rear elevation, radiator.

### DRESSING ROOM

With sash window to the rear elevation, built in wardrobes, radiator, built in cupboard housing the hot water cylinder.

### EN-SUITE BATHROOM

With bath with mixer shower attachment, hand basin in a vanity unit, W.C, heated towel radiator, access to roof space.

### BEDROOM 2 4.39m x 4.33m (14'5" x 14'2")

With sash window to the front elevation, 2 built in storage cupboards, radiator, feature fireplace.









### **BEDROOM 3** 4.86m x 4.3m (15'11" x 14'1")

With sash window to the front elevation, feature fireplace, radiator.

### **2ND FLOOR LANDING**

### **BEDROOM 4** 4.4m x 4.06m (14'5" x 13'4")

With sash window to the front elevation, radiator.

### **BEDROOM 5** 4.4m x 3.7m (14'5" x 12'1")

With sash window to the front elevation.

### **BEDROOM 6** 3.46m x 2.63m (11'5" x 8'7")

With sash window to the front elevation, radiator, access to roof space.

### **OUTSIDE**

The property is approached over a gated drive which leads around to the side and provides an extensive amount of parking. The drive leads back around to rear of the property to a further gated entrance. Oil tank.

There are mature lawned grounds with trees and shrubbery to the front and rear and the plot extend to approx 0.73 of an acre in total.

Interested parties may wish to look into any development potential that may exist on the rear garden (subject to planning consents).



## TENURE

Freehold.

## SERVICES

The property has mains electricity & water connected. Heating is via an oil fired boiler served by radiators. Drainage is to a Septic Tank

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 and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band F- 2024/25 - £3,022.21

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.









### Ground Floor

Approx. 207.1 sq. metres (2229.0 sq. feet)



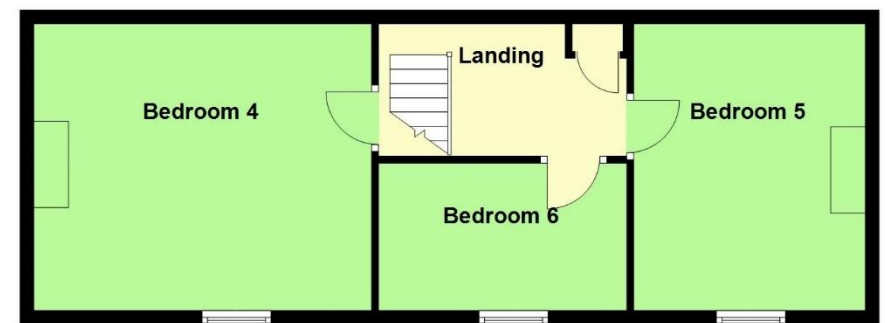
### First Floor

Approx. 103.3 sq. metres (1112.4 sq. feet)



### Second Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



Total area: approx. 360.5 sq. metres (3880.8 sq. feet)



