

THREE ACRES Main Road, Withern, Alford, Lincolnshire LN13 0NB

Offers in Region of £560,000



- A Three / Four Bedroom Detached Cottage
 - Detached One Bedroom Annexe
 - Stabling ● Grazing Land
 - Formal Gardens
 - Just Under 3.5 Acres

REF: AR6664

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Alford 5 miles ● Mablethorpe 6 miles ● Louth 9 miles ● Skegness 18 miles

A characterful three / four bedroom detached cottage within the village of Withern with a detached one bedroom self contained annexe, four stables and useful paddock grazing, extending to just under 3.5 acres.

In the agent's opinion, the property is ideally suited as a general smallholding or for use as a private equestrian property, and for those interested in horse riding, we understand there is a bridleway within approx. half a mile and there is also a network of quiet country lanes. Additionally, there is beach riding within about half an hour hacking distance.

The property is situated within the village of Withern which has a primary school. Alford offers a wider range of shopping facilities including supermarkets, banks and doctor's surgery. The popular coastal resort of Mablethorpe is approx. 6 miles away.

THE RESIDENCE

A detached period cottage believed to date back to the early 1800's having oil fired central heating and UPVC double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

Ground Floor

Entrance Hall with door to front and stairs leading to first floor.

Living Room currently utilised as a bedroom with beams to ceiling, open fireplace with tiled insert, feature fire surround and marble effect hearth.

Dining Room, a versatile room which could be used as a lounge, beams to ceiling, multi-fuel burner set in a brick fireplace with quarry tiled hearth, fitted shelving and base cupboards, a door leads to:

Kitchen fitted with a range of wall and base units with rolled edge worksurfaces, tiled splashbacks, butler style sink with mixer tap, Range style electric cooker (to be included in the sale), extractor, space for fridge / freezer, a stable door leads to:

Utility Room with door to outside, quarry tiled flooring, space and plumbing for washing machine and tumble dryer, oil fired boiler.

Inner Hallway with doors leading to:

Bathroom with three piece suite comprising bath with shower over and shower screen, wash hand basin in vanity unit and WC, heated towel rail.

Office with double doors leading to:

Conservatory with windows to two elevations and glazed door leading to rear garden.

First Floor

Landing with access to loft space above.

Bedroom One with spotlighting.

Bedroom Two with built-in wardrobes.





Bedroom Three with part timber panelling to walls.

Family Shower Room with four piece suite including shower cubicle with electric shower, WC, bidet, wash hand basin with cupboard below, tiled walls and tiled floor, heated towel rail.

THE ANNEXE

The Annexe was converted from the original farm buildings to provide additional ancillary accommodation, please see floorplan for layout and approx. measurements:

Lounge with double glazed sliding doors to front, tiled effect laminate flooring, spotlighting to ceiling, access to loft space above, door to:

Utility Room with plumbing for washing machine and WC, spotlighting to ceiling and laminate flooring.

Inner Hallway with radiator and beams to ceiling, door to:

Bathroom fitted with three piece suite comprising bath with shower over and shower screen, wash hand basin and WC, exposed beams to ceiling, heated towel rail and tiled walls.

Bedroom with beams to ceiling, spotlighting, laminated flooring, fitted wardrobes with overhead cupboards.

Kitchen / Diner fitted with a range of wall and base units with worksurfaces, laminated flooring, space for freestanding cooker with extractor over, space for undercounter fridge and freezer, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, wall mounted LPG boiler, door to front, double doors leading to:

Conservatory irregular shaped with double doors to garden, laminate flooring.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road via double timber gates which lead to a driveway with ample parking area for several vehicles. The driveway leads on to the outbuildings, annexe and land beyond.

There are lawned gardens to the front, side and rear of the property and there is a pond to the rear.

Adjoining the annexe is a block of **Traditional Style Stables** of mainly brick and block construction under a pantile roof, incorporating **Four Stables** approx. 11'3 x 9'6 (3.4m x 2.9m), 11'9 x 9'9 (3.6m x 3m), 13'6 x 11'9 (4.1m x 3.6m) and 11'9 x 10'6 (3.6m x 3.2m).

Adjoining Workshop approx. 12'3 x 8'6 (3.7m x 2.6m).

Adjoining Store approx. 10'3 x 5'6 (3.1m x 1.7m).

There is an excellent **Level Grazing Paddock** enclosed by hedging and fencing. There is a **Small Orchard Area** with Apple, Plum and Pear trees.



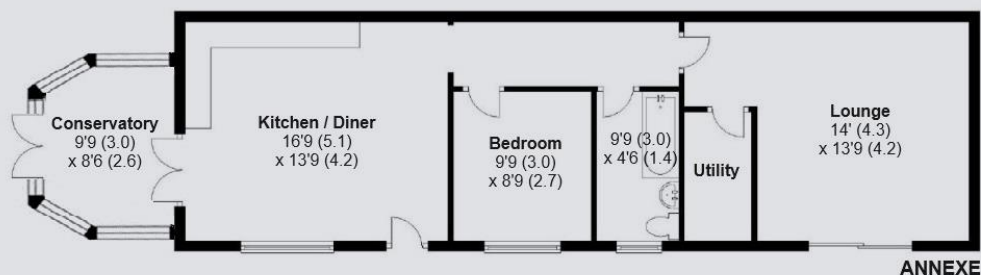
JUST UNDER 3.5 ACRES
(About 1.4 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX D

DIRECTIONS

From the south, proceed through Withern village on the A157 and the property will be found on the left hand side shortly before the school.

what3words ///burglars.gossiping.demotion

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Three Acres** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.