



35 Station Road, Burgh Le Marsh, Skegness

£475,000



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**Willsons**  
SINCE 1842

35 Station Road  
Burgh Le Marsh, Skegness  
Lincolnshire, PE24 5EL

### "AGENT'S COMMENTS"

*A rare opportunity to purchase a traditional 4 bedroom detached family house with numerous outbuildings set in gardens and grounds of approximately 2 acres towards the outskirts of this popular market town of Burgh Le Marsh, being 5 miles inland from Skegness. The accommodation comprises: Reception hall, lounge with side kitchen, dining room, kitchen, utility, 2 conservatories, 4 first floor bedrooms and shower room together with a range of 3 brick and pantile attached outbuildings, numerous other outbuildings including a twin storey barn and set in lawned gardens with a grass Paddock to the rear. Having the benefit of Upvc double glazed windows to the main house and electric storage heaters. In the agents opinion this property offers an ideal opportunity for a lifestyle change by utilising the outbuildings and land for leisure use (subject to planning) and must be viewed to be fully appreciated. NO ONWARD CHAIN.*

### LOCATION

*Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, florist, and convenience stores, pubs and restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.*



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### Accommodation

A panelled single glazed wooden entrance door opens into the:

### Reception Hall

With stairs to the first floor.

### Lounge

12' x 12' (3.66m x 3.66m )

Into the Chimney recess. Upvc double glazed bay window to front, storage heater, open fireplace, TV point, door to:

### Side Kitchen

13'5" x 8'5" ave. (4.11m x 2.57m ave.)

Having a Upvc double glazed front window, vaulted ceiling, wall and base cupboards, stainless steel single drainer sink, further tap, doors into lounge and conservatory.

### Dining Room

12'0" x 11'10" (3.66m x 3.61m )

Into the chimney recess. Upvc double glazed bay window to front, storage heater, stone effect open fireplace, TV point, Upvc double glazed window to side., Recessed understairs store cupboard.

### Kitchen

13'8" x 12'2" (4.17m x 3.71m )

Into the chimney recess. Equipped with base units with worksurface over incorporating single drainer sink with mixer tap, splash back tiling, oven unit incorporating electric double oven, extractor fan, Upvc double glazed windows to side and rear, inset ceiling spotlights, storage heater, tiled open fireplace.

### Rear Hall

12'4" x 3'5" (3.76m x 1.04m)

With sealed unit double glazed door to rear, pair of base cupboards.

### Utility Room

9'6" x 7'3" ave. (2.92m x 2.21m ave.)

Single glazed panel into the conservatory, worksurface with cupboards below, space and plumbing for washing machine.

### Further Hall

10'2" x 2'9" (3.10m x 0.84m)

With door to:

### Conservatory

8' x 9'6"/5'8" (2.44m x 2.90m/1.73m)

Of Upvc double glazed construction on a brick base with polycarbonate roof leading into the:

### Second Conservatory

16'7" x 8' (5.05m x 2.44m)

Being aluminium framed single glazed construction with tiled floor, sliding door to rear.

### First Floor Landing

#### Bedroom 1

12'0" x 10'4" (3.66m x 3.15m )

Into the chimney recess. Upvc double glazed window to front, storage heater, recessed cupboard.

#### Dressing Room

6'5" x 5'7" (1.96m x 1.70m)

Upvc double glazed window to front.

#### Bedroom 2

12' x 10'5" (3.66m x 3.18m)

Into the chimney recess. Upvc double glazed window to front, storage heater, recessed cupboard.

#### Bedroom 3

8'6" x 7' (2.59m x 2.13m)

Upvc double glazed window to rear, storage heater.

#### Bedroom 4

12'4" x 12' (3.76m x 3.66m )

Into the chimney recess. Upvc double glazed window to rear, storage heater.

### Shower Room

12'3" x 6'7" (3.73m x 2.01m)

With walk-in shower cubicle with electric shower, wc and wash hand basin, Upvc double glazed window to side, electric chrome ladder style radiator, storage heater, Airing cupboard enc. hot water cylinder.

### Exterior

### Range of Outbuildings

Built of brick under a pantile roof with metal framed single glazed and Upvc double glazed windows and sliding entry door under the rear conservatory into STORE ROOM ONE: 11'8" x 18'1" (interior) with concreted floor, and boarded ceiling latch door into STORE ROOM TWO: 11'5" x 10'2" (interior) with a concreted floor and boarded vaulted ceiling. To the end of these two store rooms is a brick and asbestos roofed GARDEN STORE: 20'4" x 13'4" (exterior) with door opening onto the rear yard.

### Yard & Barn/Workshop

The property has a vehicular access through a 5 bar gate onto a concrete drive leading to the stoned rear parking area and yard. Traditional brick and pantile BARN/WORKSHOP 30' x 21' (external) being twin storey with 2 large sliding doors, single glazed windows and a Car inspection Ramp.

### Garage

23'9" x 9'10" (interior) (7.24m x 3.00m (interior))

Being of brick and asbestos with remote controlled roller shutter door, concrete floor, 2 single glazed windows, light and power.

### Open Fronted Store

24' x 14'(interior) (7.32m x 4.27m(interior))

Being of tin, asbestos and timber construction.

### Rear and Side Gardens & Stables

A decorative wall between the barn and the range of outbuildings with hand gate opening onto the lawned rear garden with a decorative brick wall to the road, raised beds and a hand gate opening onto the road with concreted path leading to the rear kitchen door. To the side of the house the garden is also lawned with GREENHOUSE and rockery and a pair of traditional brick and pantile STABLES 30' x 13'6" (exterior) having a door at one end and a stable door to the side. An adjoining hand gate gives access to the paddock.

### Workshop

11'4" x 8'5" (3.45m x 2.57m)

Being attached to the house of brick with Upvc double glazed window, concrete floor, shelving, light and power, adjoining wc.

### Front Garden and Paddock

A hand gate adjoining the Workshop opens onto the spacious front lawned garden with inset fruit and other trees a decorative roadside wall and a further iron handgate onto the road with a path to the front door. A grassed track to the side of the garage gives vehicular access to a steel bar gate which opens onto the rear grassed paddock with a water trough and a LIVESTOCK BUILDING 40' x 18' (exterior) being of timber and asbestos construction with concreted internal standing area. The rear paddock is gently undulating and contains a tree and pond and abuts up to Doubleday's Lane but does not have an access onto the lane. PLEASE NOTE: The property boundaries are outlined in red on the Plan and aerial photographs.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of 41E. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 9150-2824-8020-2290-3385.

### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### Directions

To find the property proceed out of Skegness on the A158 road to Burgh le Marsh, at the roundabout turn left and continue through the centre of Burgh le Marsh, as you leave the village the property will be found on the left hand side just before Doubledays Lane: WHAT THREE WORDS: cassettes.traps.threaten

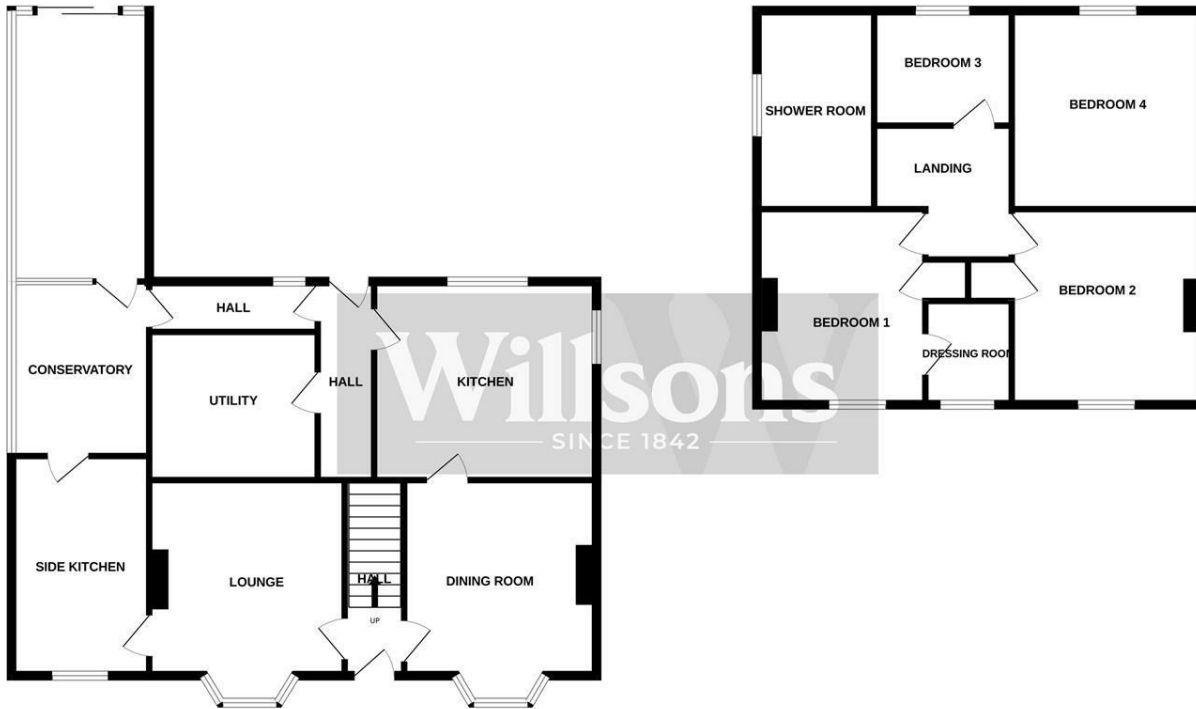
### Overage Provision

The property has been in the owner's family for 2 generations and it is his wish to sell it for the benefit of a single family however he is fully aware that there may well be future residential development opportunity on the rear paddock. Therefore it is being offered for sale subject to an overage provision which will be attached to the whole of the property, such that for 20 years from the date of sale the seller and their successors in title would be entitled to a 30% share of the increase in value following the sale with the benefit of or implementation of a planning permission for any use beyond that of a single private dwelling in the occupation of one family.



GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.

1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1672 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOORPLAN** Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

