



Wrangle Mill, Mill Lane, Wrangle

£545,000



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Willsons
SINCE 1842

Wrangle Mill, Mill Lane,
Wrangle, Boston,
Lincolnshire, PE22 9HD

"AGENT'S COMMENTS"

A rare opportunity to acquire a traditional Mill, being Grade II listed, with substantial adjoining single storey barns converted into the following accommodation: Porch, 24' lounge, kitchen, dining room, utility, 24' master bedroom with ensuite, 3 further double bedrooms and bathroom set in gardens and grounds of 2.3 acres being predominantly grassland with a sweeping gravel drive leading to ample parking and double garage. A paved patio to the rear and views over the surrounding farmland. Mostly uPVC double glazed windows and oil fired central heating this would ideally suit multi-generational living.

LOCATION

Wrangle with its primary school is a village located approximately 9 miles north-east from the port town of Boston and 13 miles from the seaside resort of Skegness. Both towns have hospitals, railway stations along with range of shops including some well-known national chains, doctor's surgeries, dentists and secondary schools including grammar schools. There is also a secondary school located at the nearby village of Old Leake where a doctor's surgery can also be found. The village is situated on a bus route with regular services to Skegness and Boston



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Accommodation

Entrance Porch

With sealed unit double glazed entrance doors and full height window panels, radiator, inset spotlights to ceiling.

Lounge

24'7" x 16' into chimney recess (7.49m x 4.88m into chimney recess)

Having a multi-fuel stove in a rustic brick hearth, 2 radiators, 3 Upvc double glazed windows, twin single glazed door into:

Dining Room

16'3" x 12' (4.95m x 3.66m)

Having 2 front windows, one being Upvc double glazed, tiled floor, 2 radiators, pair of open arches into the:

Kitchen

16'2" x 12' (4.93m x 3.66m)

Equipped with an extensive range of white high gloss wall and base units with worksurfaces incorporating single drainer sink with mixer tap, 4 ring ceramic electric hob with concealed hood over and electric oven below, space and plumbing for dishwasher, splashback tiling, inset ceiling spotlights, tiled floor, radiator, Upvc double glazed window to rear. Door into the central hallway with airing cupboard and giving access to the bedrooms and bathroom.

Utility Room

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

Equipped with a matching range of high gloss wall and base units with worksurfaces incorporating single drainer sink with mixer tap, space and plumbing for washing machine, space for dryer, floor mounted oil fired central heating boiler, radiator, tiled floor, extractor fan, Upvc double glazed rear door and window, electricity consumer unit.

Bedroom 4

12'1" x 9'6" (3.68m x 2.90m)

Upvc double glazed front window, radiator, access to loft space.

Bedroom 3

11'9" x 10' (3.58m x 3.05m)

Upvc double glazed front window, radiator.

Family Bathroom

13'10"/10'6" x 8'3" (4.22m/3.20m x 2.51m)

Equipped with a recessed shower cubicle with direct shower and mermaid style boarded walls, shaped wash hand basin with cupboards below, wc, radiator, bath, tiled floor, half tiled walls, extractor fan, inset ceiling spotlights, Upvc double glazed rear window.

Bedroom 2

12' x 11'9" (3.66m x 3.58m)

Upvc double glazed front window, radiator.

Master Bedroom

24'9" x 14'5" (7.54m x 4.39m)

Having 2 Upvc double glazed windows, 2 radiators, pair of recessed double wardrobes, door to:

Ensuite

8'4" x 6' (2.54m x 1.83m)

Having a walk-in shower with screen, wash hand basin, wc, radiator, inset ceiling spotlights, extractor fan, Upvc double glazed window to rear.

Exterior

Having a recessed entrance off Mill Lane with a 5 bar gate and a pair of brick pillars opening onto the sweeping gravelled driveway leading to the front of the property allowing ample parking for several vehicles and leading to the:



Double Garage

Of concrete block construction with timber cladding and twin double front doors. Garage 1 - 18'8" x 11'2" with light and power. Garage 2 - 18'8" x 8'2" with light and power and plaster boarded walls and ceiling.

Grounds & Stables

To the front the property is laid to grass leading around the side of the garage to the rear garden which is also laid to grass with a paved patio, a pair of timber stables and containing the biotechnical foul drainage system. Note the boundaries of the property are outlined in red on the plan.

The Windmill

The windmill has internally been preserved with exposed rustic brickwork throughout having replacement single glazed windows and a wrought iron spiral staircase which gives access to all four floors, at the pinnacle of the windmill is a glass faceted dome which for planning reasons is above normal eyeline, This Grade II Listed windmill has been sympathetically restored and offers a very versatile space subject to planning.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains water and electricity are connected to the property. Central heating is via an oil fired boiler to radiators and foul drainage is via a biotechnical drainage system in the rear garden.

Local Authority

Council Tax Band 'F' payable to Local Authority: Boston Borough Council, Municipal Buildings, West Street, Boston, Lincs. PE21 8QR. Telephone: 01205 314202.

Energy Performance Certificate

The property has an energy rating of 27F. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0788-5090-7227-6831-2944.

Viewing

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

Directions

Proceed south out of Skegness on the A52 road to Boston, past the turnings for Wainfleet and through Friskney into Wrangle village turning left off the A52 onto Sea Lane and right into Mill Lane whereupon the property will be found on the left hand side. (What three words: roaring.quoted.cadet)







FLOORPLAN Not to scale – For identification purposes only

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.

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.

