



The Paddock (Current Condition)

Main Street, West Ashby, Horncastle, Lincolnshire. LN9 5PT

BELL

THIS LISTING ADVERTISES THE PROPERTY IN ITS CURRENT CONDITION - WITH A POTENTIAL PURCHASER RESPONSIBLE FOR THE REMAINDER OF THE PROJECT. FOR DETAILS, PLEASE CONTACT THE AGENT.



The Paddock, West Ashby

A rare and unique opportunity to acquire an architect designed new build property in the style of a barn conversion on a generous plot extending to over half an acre (sts). The four bedroom detached property with double garage, has been started by reputable local builders I J Building Contractors Ltd.

Full details of the planning are available on the East Lindsey planning website under application number S/201/00474/21. The accommodation as designed comprises; double height entrance hallway, cloakroom, sitting room, family room, living dining kitchen, rear lobby, utility room and bedroom 4/reception room 3 to the ground floor. Master bedroom suite with dressing room and en- suite bathroom, two further bedrooms and family bathroom to the first floor. There is also an integral double garage. The internal living space extending to 2,516ft² excluding the integral double garage.

The property location is on the fringe of the village of West Ashby and enjoys open rural views towards the Lincolnshire Wolds, a 'designated area of outstanding natural beauty'. The plot, a former paddock has two mature trees and will comply with the planning laid out regarding the boundaries and protection of the trees



ACCOMMODATION

The design as shown on the floor plan includes:

Entrance Hallway, Cloakroom, Sitting Room, Family Room, Living Dining Kitchen, Rear Lobby, Utility Room, Bedroom 4 / Reception 3, Double Garage

First Floor Gallery Landing, Master Bedroom Suite, Bedroom 2, Bedroom 3, Family Bathroom.

Planning Permission Detailed particulars can be viewed at the East Lindsey District Council website www.elindsey.gov.uk/ Planning Application Number: S/201/00474/21.

Tenure: Freehold with vacant possession

Viewings: Strictly by appointment accompanied with the agent, to be accompanied on site by the developers.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification.

Services: There are no services connected.



The Paddocks

Approximate Gross Internal Area
Ground Floor = 189 sq m / 2034 sq ft
First Floor = 74.9 sq m / 806 sq ft
Total = 263.8 sq m / 2840 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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