



BRITISH
PROPERTY
AWARDS

2024
★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Griffontee House
Aby, Alford, Lincolnshire. LN13 0DQ



Griffontee House

Aby, Alford



Griffontee House is a characterful country cottage, set to approx. one acre (sts) comprising formal gardens, an orchard, large driveway plus double garage, and a grassed paddock.

Providing modern, well-appointed family accommodation; the property will suit a range of requirements, with versatile spaces throughout. Having large living room, and study / snug alongside, facing out to the front (south) aspect, the rear is laid out with kitchen, dining room and conservatory; further areas of flexibility.

The ground floor is complete with utility, cloakroom and rear lobby; the first set with three bedrooms and family bathroom.

ACCOMMODATION

Boot Room with uPVC double glazed rear entrance door and uPVC double glazed window; ceramic tile floor, loft access hatch, ceiling light and power points. uPVC double glazed obscure door with matching side panel to utility. Door to:

Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, pedestal wash hand basin, radiator, ceramic tile floor and ceiling light.

Utility having uPVC double glazed window to front aspect; storage units to base level, 1 1/2 bowl stainless steel sink and drainer, with lever chrome mixer tap over, inset to roll edge, granite-effect worktop with space and connections for under counter washing machine. Ceramic tile floor, Grant oil fired boiler, radiator, ceiling light and power points. Open doorway to:





Living Room having uPVC double glazed windows to front and sides; cast-iron multi-fuel Clearview stove on flagstone hearth with exposed brick surround, spindle and balustrade staircase up to first floor with built in under stairs storage space, carpeted floor, radiator, TV point, ceiling lights and power points. Open doorway to kitchen and door to:

Study / Snug having uPVC double glazed windows to front and side aspect; cast-iron multi-fuel Clearview stove on flagstone hearth, carpeted floor, radiator, TV point, ceiling light and power points.

Kitchen having uPVC double glazed window to rear aspect; a good range of modern Murdoch Troon storage units to base and wall levels, ceramic twin Belfast sink with lever tap inset to roll edge wood worktop with space and connection for upright fridge-freezer, Integrated slimline dishwasher and Rangemaster Professional Deluxe cooker beneath extractor canopy. Wood effect ceramic tiled flooring, ceiling spotlights and power points. Open double doorway to:

Dining Room having uPVC double glazed window to rear aspect; wood effect ceramic tiled flooring, radiator, wall lights and power points. uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows to front, side and rear aspects; carpeted floor, ceiling lights and power points. French doors to front and rear.

First Floor

Landing with uPVC double glazed window to front aspect; carpeted floor, loft access hatch, radiator, ceiling light and power points. Doors to bedrooms.

Open doorway to further landing space with ceiling light, uPVC double glazed window to rear, radiator, multiple power points and carpet. Wood doors to further bedroom and family bathroom.

Bedroom with uPVC double glazed windows to front and side aspects; built in airing cupboard housing hot water tank, carpeted floor, radiator, ceiling light and power points.





Family Bathroom having uPVC double glazed obscure window to rear aspect; free standing bath on ball and claw feet, corner shower cubicle with tiled surround, regular and monsoon head over, pedestal wash hand basin and low level WC. Carpeted floor, radiator and further radiator with heated towel rail, ceiling spot lights.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the side, through double vehicle gates and up gravel driveway providing ample parking and turnaround space for multiple vehicles, and access to the detached **Double Garage** with light and power.

The front and side gardens are predominately laid to lawn, with an attractive range of established flowers throughout. A series of shrubs and trees further enhance these spaces, to the corner of which stands the orchard. Set behind the side garden is a grassed paddock space, leading through to a more significant paddock. In all the grounds total approx. 1 acre (sts).

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

Mains water and electricity
Mains drainage.
Oil fired central heating.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
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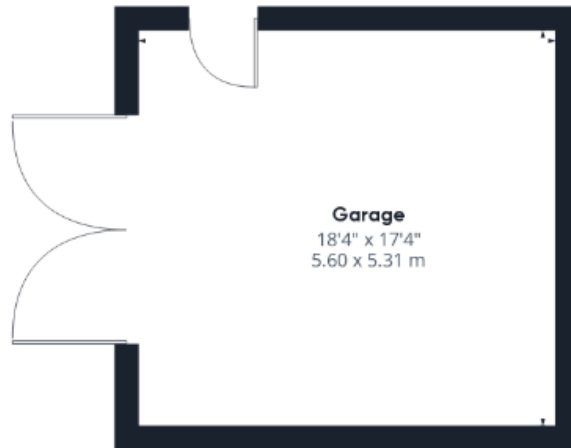




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