



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**Windyridge**  
Chalk Lane, Orby, Skegness, Lincolnshire. PE24 5HX







## Windyridge

Orby, Skegness

Windyridge is a spacious family home, set to beautiful grounds with rural views to the East and West, to a village edge position in ever-popular Orby. Complemented by a series of outbuildings, including a large workshop, and a generous patio seating space looking across the landscaped garden, the property provides attractive, sociable areas inside and out, alongside three large bedrooms to the first floor; including a dual-aspect master, with walk-in wardrobe and en suite.

Accommodation comprises: entrance porch, hallway, large dual-aspect living room, breakfast kitchen with pantry store, utility, further store, wash room, shower room and sun room to the ground floor; three bedrooms including master suite, family bathroom and cloakroom to the first floor; store and office/store to the second floor.

Orby, a village with Church, village hall, public house, is conveniently located 5 miles from the coastal resort of Skegness (with a full range of services and amenities) and 9 miles from the well-serviced market town of Spilsby.



### ACCOMMODATION

Entered to the front through aluminium double glazed sliding doors to **Entrance Porch**, with door through to:

**Hallway** having oak flooring, open leaf wooden staircase with bespoke spindle and balustrade metalwork, radiator, ceiling light and power points. Open arch to kitchen and oak arched doors with obscure glass, sourced from Queen's College Oxford, to:



**Living Room** having uPVC double glazed bay window to side, French doors to front aspect; Jøtul log burning stove on tiled hearth with brick surround and oak mantle, solid oak flooring, radiator, TV point, ceiling and wall lights and power points.

**Dining Kitchen** having uPVC double glazed windows to side and rear, patio door to side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop, Rangemaster professional + stove cooker beneath extractor canopy, space and connections for upright fridge freezer and integrated dishwasher. Tiled flooring, radiators, TV point, full height storage space, built in airing cupboard, ceiling light and power points. Doors to a generous **pantry** with built in shelving, washroom and to:

**Utility** having uPVC double glazed obscure patio door and window alongside to rear aspect; Butlers sink set to roll edge worktop, storage units to base and wall levels with space and connections for under counter washing machine, fridge-freezer and chest freezer. Tiled flooring, floor standing oil fired boiler, built in storage space, ceiling lights and power points. Double doors to side driveway.

**Washroom** comprising pedestal wash hand basin, tiled flooring, heated towel rail, shaver socket and ceiling light. Wood single glazed obscure window to side aspect and door to:

**Shower Room** having uPVC double glazed obscure windows to side aspect; shower cubicle tiled surround and seat, Mira electric shower fitting, low level WC , tiled flooring and ceiling light.

**Sun Room** with uPVC double glazed windows to front and side, French doors to side aspect; wood effect flooring, radiator, TV point, ceiling light and power points. Oak arched doors with obscure glass, sourced from Queen's College Oxford to side hall.

#### First Floor

**Landing** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power point. Doors to first floor accommodation.





**Family Bathroom** having uPVC double glazed obscure window to front aspect; corner bath, shower cubicle with Mira sport electric shower over, to tiled surround, pedestal wash hand basin and low level WC. Tiled to half height to walls, and to floor, radiator, shaver socket and ceiling lights.

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

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

**Master Bedroom** with uPVC double glazed windows to side and rear aspects; built in wardrobe storage space, radiators, carpeted floor, ceiling light and power points. Doors to **walk in wardrobe** with automatic light, and to:

**En-suite Bathroom** having uPVC double glazed window to side aspect; Adamsel jacuzzi bath set to tiled surround with shower over, Roca wash basin set to vanity unit with mirror; light and shower head over and low level WC. Tiles to walls and floor, heated towel rail and shaver socket.

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

Open leaf wooden staircase with bespoke spindle and balustrade metalwork to:

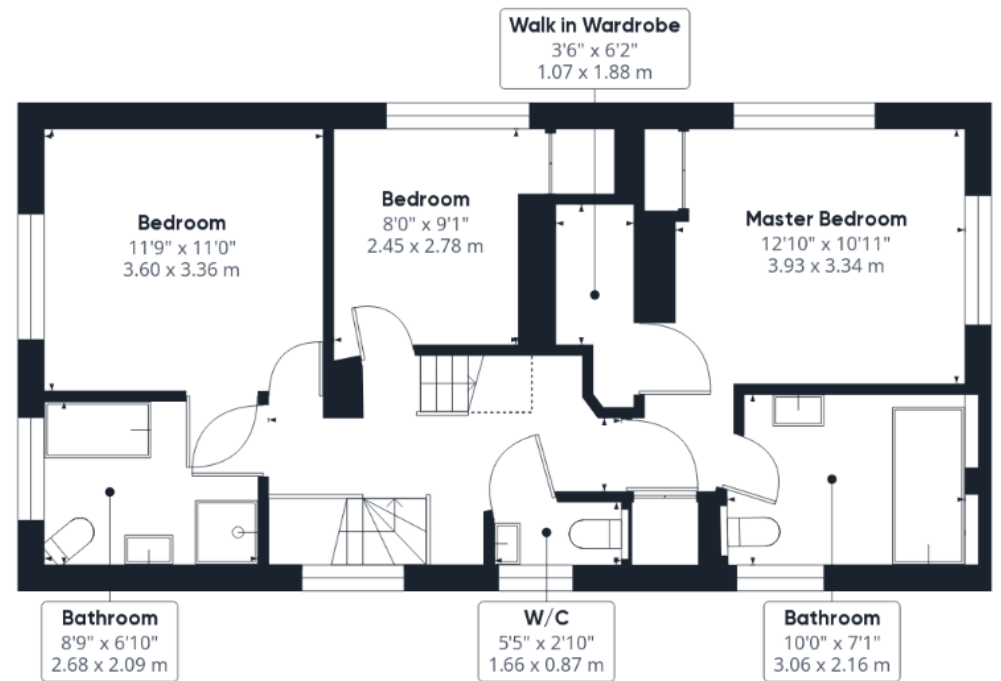
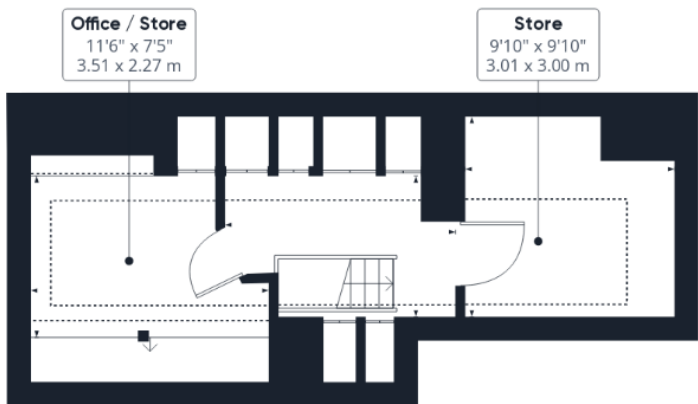
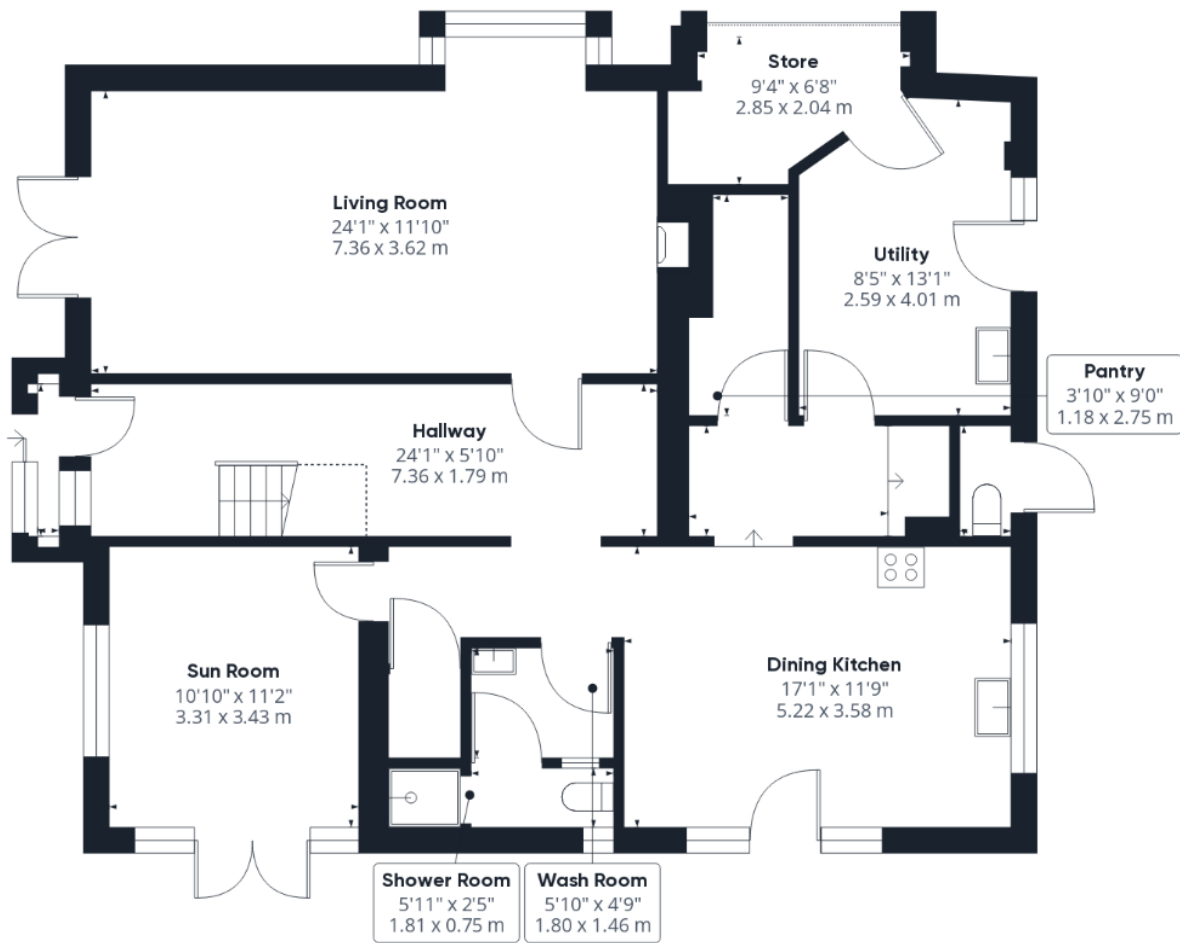
## Second Floor

**Landing** with double glazed skylight to side aspect; built in eaves storage space, carpeted floor, power points. Doors to second floor accommodation.

**Store** with boarded floor, ceiling light and power points.

**Office / Store** with double glazed skylight to side aspect; built in eaves storage space, blanket box store and open storage to side, carpeted floor, ceiling light and power points.





**Approximate total area<sup>(1)</sup>**

2473.87 ft<sup>2</sup>

229.83 m<sup>2</sup>

**Reduced headroom**

114.74 ft<sup>2</sup>

10.66 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## OUTSIDE

The property has two driveway approaches, the front providing ample parking for multiple vehicles beside a lawned front garden with mature flowers and shrubs; the side leading to hard-standing and onward to the:

**Workshop** of sheet metal construction with uPVC double glazed windows to front, side and rear, double doors to front and personnel door to side, light and power Off the side driveway leads a timber-contained covered wood store. To the other side stands the beautiful landscaped south facing garden; laid to lawn with a range or established flowerbeds throughout, paved and concrete paths slaloming through to the timber **Summerhouse**; potting shed and a beautiful terrace seating space with timber canopy over, tiled roof with triangular gable end over the centre, roof lights to the side gable ends and the rear. Patio seating beneath is set behind a post and rail gallery; there is a further paved patio space to the corner.

Through from the garden, back towards the front beneath an arched entranceway work personnel gate beneath, is a successful vegetable garden boasting a wide variety of produce. Two greenhouses serve this space.

To the rear, standing before the hedged boundary, is a further brick outbuilding. The rear space is laid to stone concrete hard standing; with easterly views over the grass paddock lit by the morning sun. Further flowerbeds, timber and stone contained, brighten this area. Wood door to the rear of the property lead to a gardener's WC.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

**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  
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