



# CHOICE PROPERTIES

*Estate Agents*

America Farm Crawcroft Lane,  
Hannah, LN13 9OP **Reduced To £465,000**



It is a pleasure for Choice Properties to bring to the market this characterful two bedroom detached farmhouse, standing proud with a surrounding 3.25 acres of land (sts), situated down it's own private driveway in the peaceful village of Hannah; only a short drive to Sutton-on-Sea's 'Blue Flag' award winning beaches and a short drive from the historic market town of Alford. Boasting numerous outbuildings, potential to convert to a touring caravan site (stpp) and featuring a luxury two bedroom lodge, this fantastic opportunity is a rare find, so early viewing is certainly advised.

# This historic and well maintained accommodation comprises:

## **Entrance Porch**

5'1" x 6'5"  
uPVC front door leading into the entrance porch, which features double aspect windows, the wall mounted electric meter and consumer unit and a uPVC door to the lobby.

## **Lobby**

7'6" x 8'3"  
Fitted with a telephone point and featuring stairs to the first floor and doors to the bathroom, kitchen/diner and reception room.

## **Reception Room**

14'0" x 14'9"  
Light and airy reception room with a large window to front aspect and sliding patio doors to the outside. The reception room further features laminate flooring, a TV aerial, an electric feature fireplace set in a grand tiled hearth and a door to the sun room.

## **Sun Room**

14'10" x 9'7"  
With triple aspect windows and wooden floor tiles.

## **Kitchen/Diner**

14'0" x 13'4"  
Fitted with a range of wall and base units with worktop over, two and a half bowl stainless steel sink with mixer tap, four ring 'Bosch' gas hob, space for a freestanding fridge/freezer, space for a dishwasher, ample space for a dining table, uPVC door to front aspect to the outside of the property, opening to the dining room and the kitchen/diner also houses the wall mounted 'Viessmann' combination boiler; supplying both the central heating and the hot water system systems.

## **Dining Room**

14'0" x 10'2"  
Providing ample space for a dining table and featuring double aspect windows and a door to the utility room.

## **Utility Room**

8'1" x 9'11"  
Fitted with base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding fridge/freezer, plumbing for a washing machine, uPVC door to the outside of the property, view over the fields which surround the property and inset spot lighting.

## **Bathroom**

6'2" x 6'7"  
Fitted with a three piece suite comprising a panelled walk in bath tub with mixer tap and an electric 'Triton Monaco' shower over, square hand wash basin with mixer tap built into vanity and WC with cistern lever, tiling to the walls and floor.

## **Landing**

3'7" x 8'3"  
With doors leading to:

## **Bedroom 1**

14'0" x 12'2"  
Remarkably spacious bedroom with two wall lights.

## **Bedroom 2**

10'1" x 10'9"  
Spacious double bedroom providing access to the loft.

## **'Westwood' (Luxury Lodge)**

### **Kitchen/Diner**

9'2" x 12'9"  
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink unit and drainer with mixer tap, five ring gas hob with extractor hood over, double gas oven, built in fridge and freezer, plumbing for washing machine, tiled splashbacks and inset spot lighting. Cupboard housing 'Volkerer Easi-heat Plus' combination boiler; supplying both the central heating and hot water systems.

### **Reception Room**

13'0" x 12'9"  
Light and airy reception room with triple aspect windows and double opening doors to the front aspect. Gas fireplace set in feature surround. TV aerial point. Telephone point. Two wall lights.

### **Hall**

8'5" x 2'3"  
With inset spot lighting and doors to:

### **Bedroom 1**

8'11" x 12'9"  
Spacious double bedroom with built in wardrobe and storage above the bed, bay window to rear aspect.

### **Bedroom 2**

9'5" x 5'4"  
Single bedroom. TV aerial point. Built in single wardrobe and storage cupboard above bed.

### **Bathroom**

10'1" x 4'6"  
Fitted with a four piece suite comprising a panelled bath tub with mixer tap, corner shower cubicle with a mains fed shower over, hand wash basin with mixer tap built into vanity and WC with dual flush button, inset spot lighting, 'Jack and Jill' doors from the hall and bedroom 1, shaver point and a 'Xodus' extractor fan.

### **Lodge Garden**

The lodge benefits from its own privately enclosed garden mostly gravelled for ease of maintenance, but does feature an area laid to lawn. There are an array of well maintained plants and shrubs as well as a useful timber shed, a timber log cabin and aviaries.

### **Driveway**

Leading up to the property from Crawcroft Lane is a large private gravelled driveway.; that brings you to the parking available at the property.

### **Workshop**

12'02" x 14'01"

With power and lighting, window and double opening timber doors.

### **Timber garage**

15'5" x 16'4"

With power and lighting.

### **Outside store**

14'07" x 13'07"

With power and lighting.

### **Barn**

16'09" x 24'09"

With power and lighting and an outside tap.

### **Storage shed**

7'05" x 8'11"

With a timber door, window and plumbing.

### **Outside washroom**

4'04" x 3'03"

Fitted with a ceramic sink with cold tap, tiled flooring and mermaid boarded splashbacks.

### **Outside WC**

4'03" x 3'01"

Fitted with a WC with cistern lever, tiled flooring and part mermaid boarding to the walls.

### **Coal store**

3'01" x 6'00"

With double opening timber doors.

### **Land and Gardens**

The property stands on grounds that measure approximately 3.25 sts; which is mostly laid to lawn with an array of trees spread out around the land, and hedging to the boundaries. To one side of the property is a pleasant grift, outside the property are a number of raised beds beautifully presented with plants and shrubs and in the middle of the plot sits a pond. On the main part of the land there are a number of electric hook ups and outside taps, as well as the previously mentioned facilities, which would give the potential for a touring caravan site, and there is also a further static caravan that sits on the plot too.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 443777 or 01507 462277.

### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

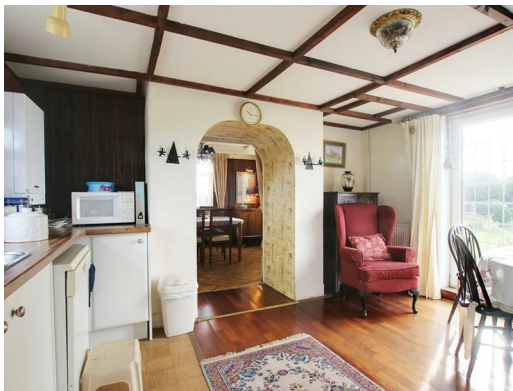
LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







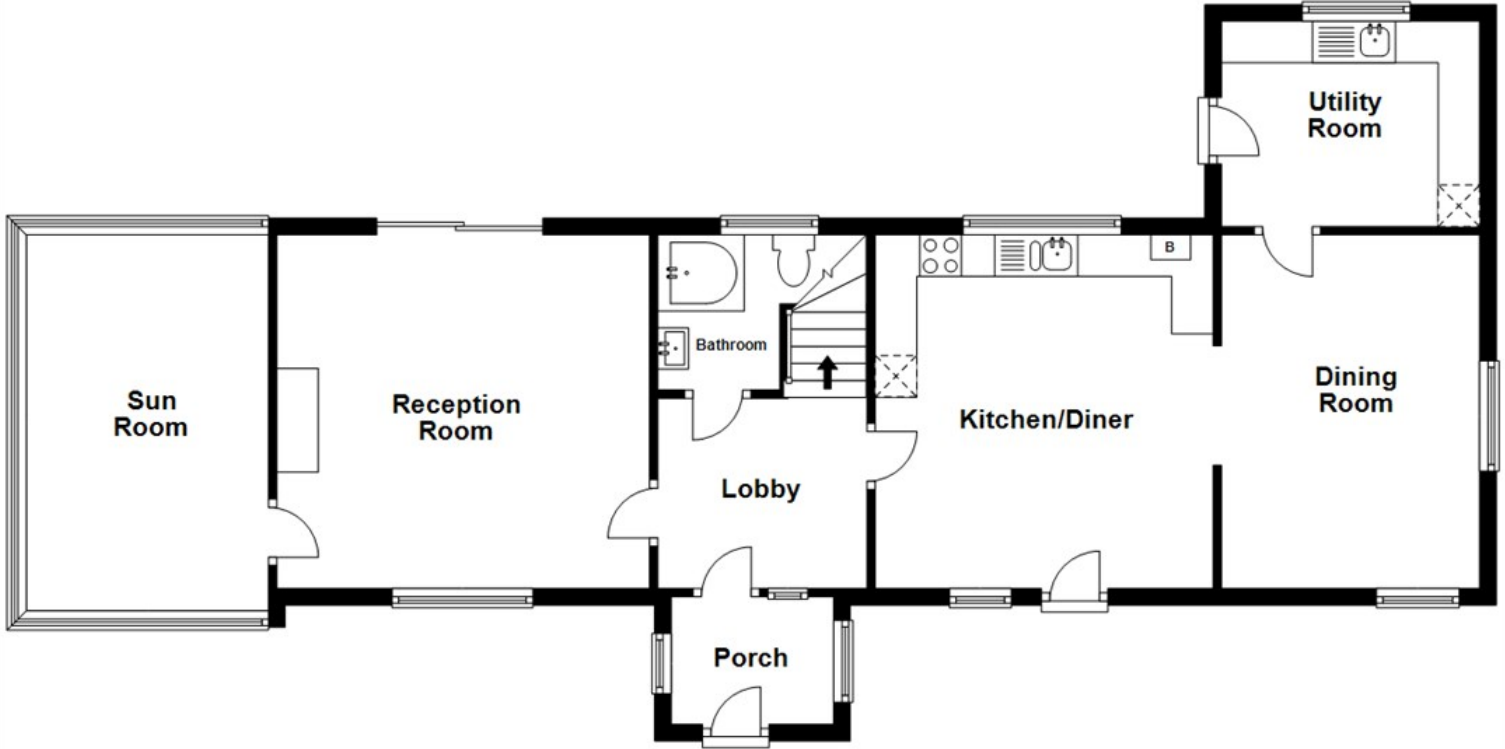






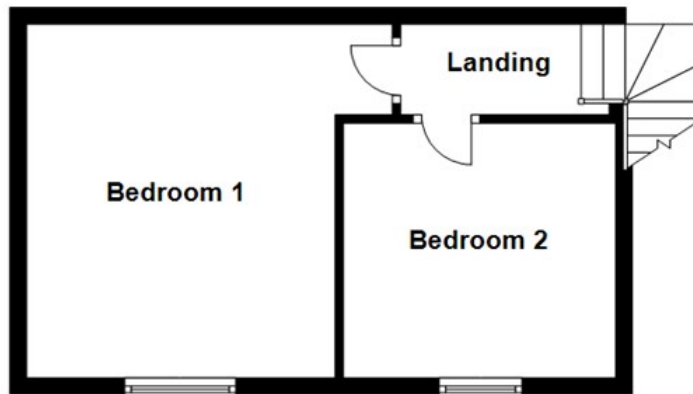
### Ground Floor

Approx. 86.4 sq. metres (929.5 sq. feet)



### First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

# Directions

From our Sutton on Sea office head towards Alford until you arrive at Hannah then take your first left onto Crawcroft Lane. Follow the road along until you reach the start of the private driveway, signposted 'America Farm'. The driveway is labelled as Stoke Lane on maps.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			21
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

