



The Chimneys (Chimney Cottage)

Moor Lane, Roughton, Woodhall Spa, Lincolnshire LN10 6YH

£675,000

BELL
ROBERT BELL & COMPANY



The Chimneys (Chimney Cottage) Moor Lane, Roughton LN10 6YH

Lincoln – 21 miles

Grantham – 34 miles (with East Coast rail link to London)

Boston – 18 miles

Horncastle – 5 miles

Woodhall Spa – 2.5 miles

(Distances are approximate)

An attractive country home pleasantly situated along a single track lane with no immediate neighbours. Internally the property is enhanced by a wide range of versatile living accommodation currently providing five bedrooms, two reception rooms, conservatory and large dining kitchen, however, with a little thought could offer separated annex, ideal for multi-generational living. The property splits the large grounds of around one and a half acres offering large garden and paddock with a range of timber stables, hay store and workshop. The inland resort of Woodhall Spa is approximately two miles with its wide range of shopping, social and educational facilities, there are many appealing countryside walks very close by and some excellent bridleways. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



Accommodation

Entrance into the property is gained through a UPVC entrance door into:

Entrance Lobby

With each side aspect, tiled flooring and glazed panel door to:

Reception Hall

With staircase to galleried landing and having radiator, power points door to dining kitchen and door to:



Living Room 12' 9" x 19' 4" (3.88m x 5.89m)

A triple aspect room including patio doors to conservatory. There is an open brick feature fireplace, exposed ceiling timbers, radiator and power points.

Conservatory 17' 0" x 11' 0" (5.18m x 3.35m)

A superb addition to the home providing views over the grounds. There is tiled flooring, ceiling fan light, power points and UPVC patio doors to garden.

L Shaped Dining Kitchen 19' 4" x 13' 5" (5.89m x 4.09m) extending to 21' 2" (6.45m)

With pleasing views over all the gardens and having a wide range of fitted units comprising stainless steel sink unit inset to worksurface over base units including space and plumbing for washing machine. There is an electric range double oven with five ring hob, integrated fridge, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, radiator and power points.

The remaining ground floor accommodation has the possibility for annex, currently used as the following.

Home Office 14' 1" x 8' 5" (4.29m x 2.56m)

With feature open brickwork, wood effect flooring, radiator, power points and is open to the rear lobby. A door opens to:

Sitting Room 14' 0" x 10' 4" (4.26m x 3.15m)

With front aspect and having cast iron stove set to open brick surround. There are wall lights, television point, power point, radiator and door to:

Ground Floor Bedroom 14' 6" x 10' 5" (4.42m x 3.17m)

A dual aspect room with exposed floor boards, open brick feature fire place, radiator and power points.

Rear Lobby

Being off the home office and having views to the south west, wood effect flooring, UPVC door to the rear and glazed panel door to:

Utility/Cloakroom 13' 7" x 6' 4" (4.14m x 1.93m)

Having a low-level WC, pedestal wash hand basin, space and plumbing for washing machine and power points.





First Floor

Galleried Landing

With open views to front and rear, radiator, power points and door to:

Main Bedroom 13' 3" x 12' 10" (4.04m x 3.91m)

With far reaching views and having radiator, power points and door to **En-Suite** with a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and shaver point.

Bedroom 3 13' 3" x 11' 2" (4.04m x 3.40m)

Overlooking the grounds and having radiator and power points.

Bedroom 4 13' 4" x 10' 0" (4.06m x 3.05m)

With front aspect and having radiator, power points and connecting door to:

Bedroom 5 8' 5" x 8' 4" (2.56m x 2.54m)

With attractive views and having two built-in double height fitted wardrobes, radiator, power points and door returning to landing.

Bathroom

With a white suite comprising panelled bath, shower cubicle, pedestal wash hand basin and a low-level WC. There are ceiling spot lights and radiator.

Outside

The property has a double entrance driveway providing ample parking for many vehicles. Set to large grounds predominantly laid to grass and enclosed by timber stock fencing. There is a range of timber outbuildings including **Garage/Workshop 19' 6" x 14' 7" (5.94m x 4.44m)** with strip lighting and power points, **Three Stables and Tack Room/Store** and **Open Fronted Hay Store**. To the side of the house is a paved patio area ideal for outside entertaining and **Timber Summer House**.

Further Information

Mains water and electricity with drainage to a private system. Oil fired central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

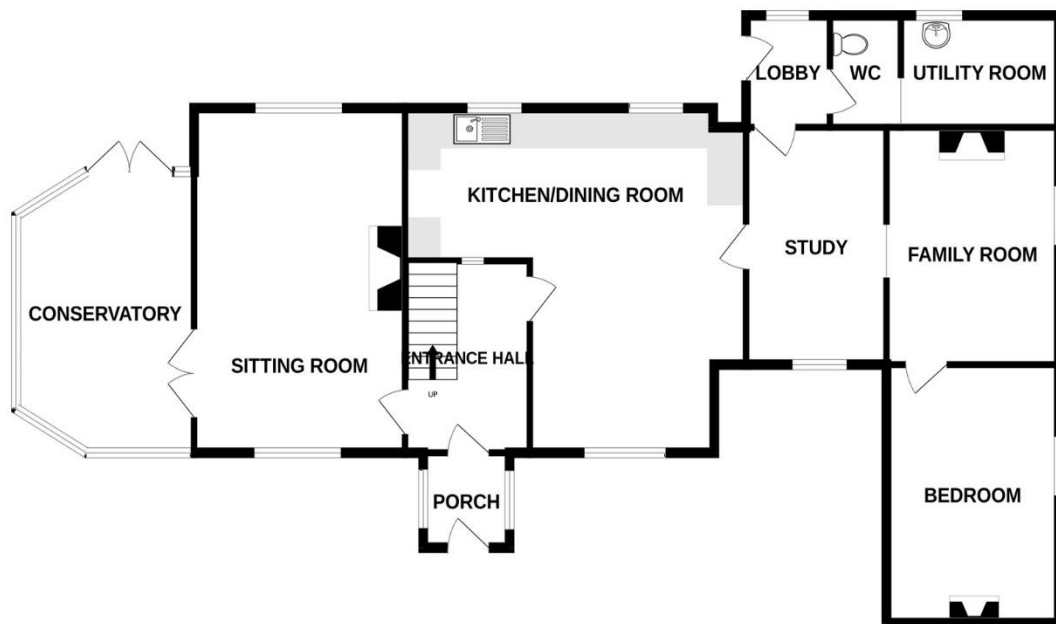
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EPC Rating = D

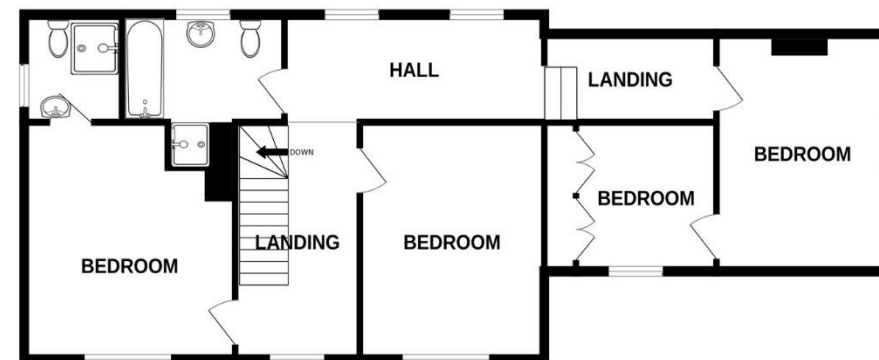




GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly 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 area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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