



# CHOICE PROPERTIES

*Estate Agents*

Holly Cottage Raithby Stables,  
Raithby, PE23 4DS

Reduced To £165,000



Situated on the doorstep of the Lincolnshire Wolds (an area of outstanding beauty) Choice Properties are delighted to present to you this most spacious 2-bedroom attractive, full of charm and characterful cottage. Originally forming part of The Stables of Raithby Hall this beautiful property has been converted to a high standard and stands in the original courtyard. Call us now to view this delightful abode.

Situated in the small village of Raithby with its un-spoilt scenery and nearby pretty hamlets and villages the property has been re-furnished to a high standard. Originally forming part of Raithby Hall the property stands in the courtyard next to the Grade I listed Chapel founded by Sir John Wesley and thought to be the oldest Methodist chapel in England. John Wesley was said to have described the Hall as a 'palace in the midst of paradise' and we at Choice certainly agree. The famous poet Lord Alfred Tennyson only lived a few miles from here and was said to have visited the Hall. Holly Cottage stands proudly within the Courtyard and with the benefit of Electric Heating the well laid out internal accommodation consists of :-

## **Double Opening Front Entrance Doors**

Leading into :

## **Kitchen/Diner**

12'2" x 11'10"

Fitted wall & base units with work surfaces over. Sink unit & drainer, with mixer taps. Integrated electric oven and hob with fitted hood over. Electric consumer unit. Laminate Flooring. Partly tiled walls. Electric wall mounted heater. Power Points.

## **Lounge**

12'2" x 12'2"

Electric Storage Heater. Wall & Centre Lighting. Power Points. TV Aerial Point.

## **Hallway**

Airing Cupboard housing the Hot Water Cylinder with Immersion Heater. Electric Storage Heater. Smoke Alarm. Power Points.

## **Bedroom 1**

12'2" x 7'9"

Electric Wall Mounted Heater. Fitted Wardrobes. Power Points.

## **Bedroom 2**

9'1" x 7'8"

Electric Wall Mounted Heater. Power Points. Access to Loft Space.

## **Bathroom**

9'1" x 5'5"

Three-piece white bathroom suite consisting of a panelled bath with mixer shower taps plus electric shower over and screen, pedestal wash hand basin with mixer taps and low-level flush WC. Half tiled walls. Extractor fan.

## **Parking**

Two parking spaces to the front of the property.

## **Outside**

Paved patio path to the front of the property.

## **Services**

The property has mains electricity and water connected. Drainage is to a shared bio tank system of which the cost is shared between the properties in the courtyard (approx. £360 per annum).

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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 B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

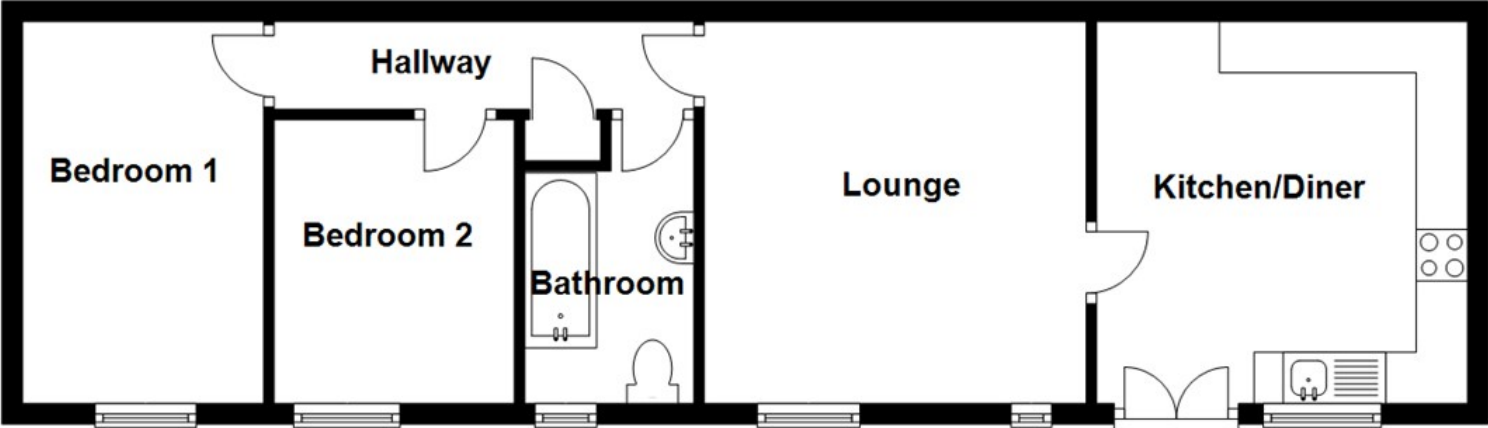
## **Making an Offer**

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

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**



# Directions

Use the postcode PE23 4DS to find this property.

