



CHOICE PROPERTIES

Estate Agents

The Old Post Office ,
South Thoresby, LN13 0AS

Reduced To £470,000



Choice Properties are delighted to present The Old Post Office, a high specification 4 bedroom detached residence nestled in the beautiful hamlet of South Thoresby in the Lincolnshire Wolds an area of Outstanding Natural Beauty. With refurbishments completed to the highest level and a contemporary open feel throughout together with the benefit of No Upper Chain, early viewing is highly advised.

The property feels bright, modern and is packed with features including new Hacker kitchen, Porcelonasa tiling, designer lighting, underfloor heating, new boiler installation, new high quality anthracite windows and doors completed with whole house insulation with a high quality external render finish, it all makes for a very energy efficient enticing home with a European ambiance. The spacious internal accommodation consists of:-

Entrance Hallway

17'6 x 6'1

Front Entrance Door with glazed side screen. Floor to Ceiling glass windows to each side of the front door. Staircase with glass balustrade, understairs storage and cupboard. Recessed lighting.

Open Plan Lounge/Kitchen

35'5 x 11'7

This light filled airy open plan room features a lounge area to the front with square bay window with oak sill. The kitchen area features a brand new unused German Hacker fully fitted designer kitchen incorporating soft close cupboards and drawers with internal lighting with counter tops over incorporating an inset sink unit with mixer taps and matching splashback. Glass fronted wall units with lighting under compliment the units below. A large matching central island with designer 3 pendant lighting above is perfect for those kitchen gatherings and completes the look. The island benefits from a 5 ring gas hob with cupboards and drawers under. Featured in the kitchen are high end new & unused Fisher & Paykel appliances which include the 5 ring hob, 2 drawer dishwasher and double oven with cupboards and drawers under. Plumbing for automatic washing machine. Sliding doors lead out on the rear garden area.

Multi Function Room/Sitting Room

15'10 x 11'8

With square bay window with oak sill. Feature LED Lighting and modern chandelier. Sound Proofed Glass Window looking into the Recording room. Door to outside. Galleried mezzanine room above.

Mix Room/Sitting Room

18'9 x 23'3

With acoustic wall and ceiling. Sliding doors leading out on to the rear garden.

Staircase To Landing

3'0 x 11'4

Gallery/Mezzanine

14'6 x 13'3

Light filled airy space with stunning glass balustrade with oak floor on two levels and featuring a gorgeous contemporary chandelier. Door to side (a further extension can be built to the side subject to necessary permissions).

Bedroom 1

18'8 x 11'7

With recessed lighting. Double opening doors to juliet balcony. Door to en suite:-

Ensuite

9'3 x 10'9

With large walk in shower cubicle with rose rose waterfall and hand held shower attachment. Ceramic sink unit with mixer tap and mirror over set in vanity unit. Back to wall push button flush w.c. Tiled walls and floor. Ladder style towel radiator. Extractor fan.

Bedroom 2

14'5 x 9'4

Bedroom 3

11'3 x 7'9

With feature window looking down on to the staircase.

Shower Room

8'3 x 6'9

With large walk in shower cubicle with mains shower. White ceramic sink with mirror over set on oak vanity unit. Shaver point. Back to wall flush w.c. Ladder style towel radiator. Tiled walls and floor. Loft access to the roof space.

Driveway

Double opening gates to the left of the property give access to the large gravelled driveway providing ample parking space.

Gardens

An attractive low level brick wall with wrought iron railings front this most beautiful home and the garden to the front is ornamentally gravelled with black paving to add to the aesthetics. To the rear is a raised lawned garden and further gravelled area which provides further parking space.

Additional Property Information

This super property has been re-furbished to the highest of standards to include high end interior doors, Porcelanosa tiles are used throughout and there is an abundance of gorgeous designer lighting in each room together with quality blinds and window dressings.

This property is available on it own or as part of a package with the recording studios next door. Information of this can be found here: <https://www.choiceproperties.co.uk/properties-for-sale/property/1377-south-thoresby>

Local Surroundings

The hamlet of South Thoresby is located only a few miles from the lovely market town of Louth and 40 minutes from the cathedral city of Lincoln...which for those that don't know is like York but without the tourists and from where there are direct trains to London.

Being at the foot of the glacial valley of Swaby, there are many stimulating walks close by and for the more athletic there are good routes for a run or cycling. There are many sporting facilities in the area including a private tennis club.

Situated 2.5 miles from the studios is the small market town of Alford where there is a pleasant mix of useful shops and takeaways. A few miles from the studios is the very pretty market town of Louth, the capital of The Wolds. Several times in size to Alford with a more varied selection of interesting shops including an excellent record shop, cheese shop, some fine restaurants, coffee houses, tapas bars.....and larger supermarkets. Altogether most things you would expect to find and quite a few you would not! Ten minutes drive east is the coast, with many quiet sandy beaches and country pubs.

Tenure

Freehold.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D. Amount Payable 2024/25 - £2079.57

Viewing Arrangements

By appointment through Choice Properties on 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.

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
2018.66 ft²

(1) Excluding balconies and terraces

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.

GIRAFFE360

Directions

From Ulceby Cross Roundabout head North along the A16 towards Louth. Continue for 2km then turn right down the road with the signpost for South Thoresby. Continue for a further 1.5 km into the village of South Thoresby then turn left. 200m down this the road you will find the property facing you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		30	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

